C I T Y O F F O R T P I E R C E

AMENDED CITY COMMISSION AGENDA

Regular Meeting - Monday, August 19, 2024 - 5:05 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **OPENING PRAYER -** Father Edwin with St. Mark - Evangelist Catholic Church

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

5. **APPROVAL OF MINUTES**

   a. Approval of the minutes from the August 5, 2024 meeting.

6. **PROCLAMATIONS**

   a. Recognizing the years of Special Magistrate service of Fran Ross, Esq.

7. **LETTERS TO COMMISSION**

8. **ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA**

9. **COMMENTS FROM THE PUBLIC ON AGENDA ITEMS NOT REQUIRING PUBLIC HEARINGS**

   Any person who wishes to comment on an agenda item which is not under Public Hearings on the Agenda may be heard at this time and must sign up to speak in advance. Please limit your comments to three (3) minutes or less, as directed by the Mayor, as this section of the Agenda is limited to thirty minutes. The City Commission will not be able to take any official actions under Comments from the Public. Speakers will address the Mayor, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.

10. **MISCELLANEOUS REPORTS**

11. **CONSENT AGENDA**

a. Approval of Contract for Analysis of Law Enforcement Services with Center for Public Safety Management, LLC for the amount of $78,500 fee plus the costs of travel and in-person attendance.

b. Approval Indian River Mural Artist Service Agreement with Sean Coffey in the amount of $23,705.00 for a mural to be located on the west side of the wall along Northbound Indian River Drive, between Citrus Avenue and Atlantic Avenue.

c. Approval of award of Bid No. 2024-037 for CDBG Residential Rehabilitation for 318 N. 18th Street Fort Pierce, FL to Gentile Corp in an amount not to exceed $71,800.00.

d. Approval of award of Bid No. 2024-038 for CDBG Residential Rehabilitation for 720 Maple Street Fort Pierce, FL to Blue CS Construction LLC in an amount not to exceed $65,700.00.

e. Approval of award of Bid No. 2024-039 for CDBG Residential Rehabilitation for 2708 Avenue H, Fort Pierce, FL to Gentile Corp in an amount not to exceed $57,575.00.

f. Approval of award of Bid No. 2024-041 for CDBG Residential Rehabilitation for 1127 Colonial Road, Fort Pierce, FL to Andros Roofing & Construction LLC in an amount not to exceed $58,659.25.

g. Approval of award of Bid No. 2024-042 for CDBG Residential Rehabilitation for 902 Hickory Street, Fort Pierce, FL to Andros Roofing & Construction LLC in an amount not to exceed $60,021.00.

h. Approval of letter of support on behalf of FPUA for a Federal Highway Administration grant for the installation of EV Chargers in various areas within the City.

12. **PUBLIC HEARINGS**

Quasi-Judicial Hearings follow a strict set of rules and procedures which can be found on the City's website using this link: https://www.cityoffortpierce.com/DocumentCenter/View/6740/Quasi-Judicial-Procedures. All Quasi-Judicial decisions by the City Commission must be based on competency substantial evidence. Competent substantial evidence is evidence which will establish a substantial basis from which the fact at issue can reasonably be inferred. It includes fact or opinion evidence offered by an expert on a matter that requires specialized knowledge and that is relevant to the issues to be decided. It is evidence a reasonable mind could accept as having probative weight and adequate to support a legal conclusion. Hypothetical, speculative, fear or emotion based generalized statements that do not address the relevant issues and that cannot be reasonably said to support the action advocated, are not competent substantial evidence.

a. Legislative Hearing - Ordinance 24-023 - City Initiated Annexation of one (1) parcel owned by KG Concrete & Development LLC located at or near 4105 Mariah Cir. Parcel ID#:2407-114-0002-000-9 - SECOND READING

b. Legislative Hearing - Ordinance 24-024 - City Initiated Annexation of one (1) parcel owned by Lawn Chair Properties LLC located at or near 4106 Mariah Cir. Parcel ID#:2407-111-0001-000-3 - SECOND READING

c. Legislative Hearing - Ordinance 24-025 - City Initiated Annexation of one (1) parcel owned by Unity Three Office Bldg LLC located at or near 4075 Virginia Ave. Parcel ID#:2420-602-0013-000-8 - SECOND READING

d. Legislative Hearing - Ordinance 24-026 - City Initiated Annexation of one (1) parcel owned by Unity Three Office Bldg LLC located at or near 2304 S 41st Street. Parcel ID#:2420-602-0016-000-9 - SECOND READING

e. Legislative Hearing - Ordinance 24-027 - City Initiated Annexation of one (1) parcel owned by Jose & Rosemary Torres located at or near 4351 S 25th Street. Parcel ID#:2432-414-0005-000-9 - SECOND READING

f. Legislative Hearing - Ordinance 24-028 - City Initiated Annexation of one (1) parcel owned by Italian Castle Of The Treasure Coast LLC located at or near 4560 S 25th Street. Parcel ID#:2433-333-0001-000-6 - SECOND READING

g. Legislative Hearing - Ordinance 24-029 - City Initiated Annexation of one (1) parcel owned by Accurate Septic Holdings LLC located at or near 4120 Selvitz. Parcel ID#:2432-233-0001-000-6 - SECOND READING

h. Legislative Hearing - Ordinance 24-033 - Voluntary annexation to include one (1) parcel at or near 3804 Sunrise Boulevard, Parcel ID: 2433-123-0001-000-1. SECOND READING

i. Legislative Hearing - Ordinance 24-030 - Amending the Code of Ordinances of the City of Fort Pierce Chapter 125, Article 1, Section 125-3 - Definitions Generally, to provide for additional definitions, clarify existing definitions, to remove conflicts with State Statute and internal conflicts with the Code of Ordinances, and to provide consistency with the City's Comprehensive Plan. FIRST READING.

j. Legislative Hearing - Ordinance 24-031 - Amending the Code of Ordinances of the City of Fort Pierce Chapter 125 - Zoning, Article IV - Basic Zoning Districts, Section 125-187 - Allowed Uses, to amend the use table and to require Innovative Community Development as a conditional use in certain zoning districts - FIRST READING.

k. Legislative Hearing - Ordinance 24-032 - Amending the Code of Ordinances of the City of Fort Pierce Chapter 125 - Zoning, Article V - Conditional Uses, Section 125-243 - Innovative Residential Developments, to revise the title to 'Innovative Community Developments', and to provide updates to the purpose, general standards for approval, potential uses, minimum lot size, residential densities, development standards, common open space and compatibility. - FIRST READING.

l. Legislative Hearing - Ordinance 24-034 establishing the Koa Bay Community Development District which is generally located north of W. Midway Road, south of Okeechobee Road, and west of Interstate 95, and contains approximately 200.23+/- acres, as shown on the map below. FIRST READING

13. **CITY COMMISSION**

0. Resolution 24-R47 Designating an Acting City Manager and Acting City Clerk

a. Resolution 24-R45 appointing a member to the Planning Board.

b. Resolution 24-R46 Recognizing the portion of North 14th Street lying between Avenue Q and Orange Avenue as "Lillian P. Owens Street (North 14th Street)".

14. **COMMENTS FROM THE PUBLIC**

Any person who wishes to comment on any subject may be heard at this time. Please limit your comments to three (3) minutes or less, as directed by the Mayor, as this section of the Agenda is limited to thirty minutes. The City Commission will not be able to take any official actions under Comments from the Public. Speakers will address the Mayor, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.

15. **COMMENTS FROM THE CITY MANAGER**

16. **COMMENTS FROM THE COMMISSION**

17. **ADJOURNMENT**

Immediately following adjournment, please move toward the doors and exit the chambers. This allows for the safe and courteous exit of all persons, and those on the dais. Conversations after the meeting should be held outside of chambers, in the foyer or elsewhere, but not in the commission chambers where lights will be out as soon as the chambers are empty.

Pursuant to Sec. 2-49, Fort Pierce Code of Ordinances, persons desiring to place an item on the agenda may make written request to the city manager no later than 5:00 p.m. fifteen (15) days preceding the regular city commission meeting. Such request must state the subject matter of the individual's appearance and should include any background materials pertinent to the issue. The city manager shall review the request to determine if the item might be handled administratively or whether the subject matter is an item of city business. If appropriate, the city manager shall submit the item for placement on the agenda to the city clerk no later than 5:00 p.m. ten (10) days preceding the regular city commission meeting. The mayor may impose a time limitation of five (5) minutes, or allow such additional time he or she determines necessary and appropriate for such person to make presentation. All reports, communications, ordinances, resolutions, contracts, documents or other materials to be submitted to the commission shall, no later than 12:00 noon on Wednesday prior to each meeting, be delivered to the city clerk and furnish each member thereof with a copy of the same prior to the regular meeting.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises you that if you or another person decide to appeal any decision made by the City Commission with respect to any matter considered at its meeting or hearing, that you or said person will need a record of the proceedings, and that for such purpose, affected persons may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not

otherwise allowed by law.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

City Commission Regular Meeting - 5:05 pm **5. a.**

Meeting Date: 08/19/2024

Re: Minutes

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approval of the minutes from the August 5, 2024 meeting.

Attachments

2024.08.05

Form Review

Form Started By: Linda Cox Started On: 08/14/2024 01:00 PM

Final Approval Date: 08/14/2024

MINUTES OF A REGULAR MEETING OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE CITY HALL COMMISSION CHAMBERS, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 5:05 P.M. ON MONDAY, AUGUST 05, 2024.

1. CALL TO ORDER

Mayor Hudson called the August 05, 2024, Regular Meeting of the City Commission to order at 5:05 P.M.

2. OPENING PRAYER - Devoshay Johnson, Deputy City Manager, EmPowered in Christ (E.P.I.C.) Ministries

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

Present: Commissioner Michael Broderick; Commissioner Curtis Johnson, Jr.; Commissioner Jeremiah Johnson; Mayor Linda Hudson

Absent: Commissioner Arnold Gaines

Staff Present: Deputy City Manager Devoshay Johnson
Records Management Coordinator Tina Rel
Assistant City Attorney Andrea Duenas

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Curtis Johnson, Jr. to excuse Commissioner Gaines.

AYE: Commissioner Michael Broderick, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

5. APPROVAL OF MINUTES

a. Approval of the minutes of the July 15, 2024 Regular Meeting.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve the minutes of the July 15, 2024 Regular Meeting.

AYE: Commissioner Michael Broderick, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

6. **PROCLAMATIONS**

7. **LETTERS TO COMMISSION**

a. Email from Jim Goertler expressing his gratitude for Redevelopment Specialist Miriam Garcia's consideration and assistance with the significant improvements he made to a building with her support.

8. **ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA**

Items 11d-11j have been pulled at the request of staff.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve the agenda as amended.

AYE: Commissioner Michael Broderick, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

9. **COMMENTS FROM THE PUBLIC ON AGENDA ITEMS NOT REQUIRING PUBLIC HEARINGS**

Any person who wishes to comment on an agenda item which is not under Public Hearings on the Agenda may be heard at this time and must sign up to speak in advance. Please limit your comments to three (3) minutes or less, as directed by the Mayor, as this section of the Agenda is limited to thirty minutes. The City Commission will not be able to take any official actions under Comments from the Public. Speakers will address the Mayor, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.

No comments

10. MISCELLANEOUS REPORTS

11. CONSENT AGENDA

a. Approval of Change Order No. 1 for Specific Authorization 1 with Marlin Engineering, Inc., in the amount of $88,177.25 for the design of the Historic Downtown Fort Pierce Retrofit Trail - SUN Trail.

b. Approval of the First Amendment to the June 1, 2010 Interlocal Agreement between St. Lucie County, the Treasure Coast Education, Research and Development Authority (TCERDA) Fort Pierce Utilities Authority (FPUA) and the City of Fort Pierce.

c. Approval to enter into an agreement with the Florida Department of Environmental Protection (FDEP) for a Resilient Florida Grant Agreement which is fully reimbursable for a City of Fort Pierce Comprehensive Vulnerability Assessment FDEP in the amount of $159,665.00.

d. Approval of Continuing Services Contract for RFQ No. 2024-005, Miscellaneous Professional Architectural and Engineering Services to BCER Engineering, Inc., Melbourne, FL.

e. Approval of Continuing Services Contract for RFQ No. 2024-005, Miscellaneous Professional Architectural and Engineering Services to TLC Engineering Solutions, Inc., Melbourne, FL.

f. Approval of Continuing Services Contract for RFQ No. 2024-005, Miscellaneous Professional Architectural and Engineering Services to SGM Engineering, Inc., Orlando, FL.

g. Approval of Continuing Services Contract for RFQ No. 2024-005, Miscellaneous Professional Architectural and Engineering Services to Royal Consulting Services, Inc., Longwood, FL.

h. Approval of Continuing Services Contract for RFQ No. 2024-005, Miscellaneous Professional Architectural and Engineering Services to Cape Design Engineering, Co., Melbourne, FL.

i. Approval of Continuing Services Contract for RFQ No. 2024-005, Miscellaneous Professional Architectural and Engineering Services to GFA International, Inc. dba Universal Engineering Sciences, Port St. Lucie, FL.

j. Approval of Continuing Services Contract for RFQ No. 2024-005, Miscellaneous Professional Architectural and Engineering Services to EXP U.S. Services, Inc, Maitland, FL.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Jeremiah Johnson to approve items 11a-11c of the Consent Agenda.

AYE: Commissioner Michael Broderick, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

12. PUBLIC HEARINGS

Quasi-Judicial Hearings follow a strict set of rules and procedures which can be found on the City's website using this link: https://www.cityoffortpierce.com/DocumentCenter/View/6740/Quasi-Judicial-Procedures. All Quasi-Judicial decisions by the City Commission must be based on competency substantial evidence. Competent substantial evidence is evidence which will establish a substantial basis from which the fact at issue can reasonably be inferred. It includes fact or opinion evidence offered by an expert on a matter that requires specialized knowledge and that is relevant to the issues to be decided. It is evidence a reasonable mind could accept as having probative weight and adequate to support a legal conclusion. Hypothetical, speculative, fear or emotion based generalized statements that do not address the relevant issues and that cannot be reasonably said to support the action advocated, are not competent substantial evidence.

a. Public Hearing and Resolution 24-R42 accepting Community Development Block Grant (CDBG) - Annual Action Plan 2024 – 2025

Records Management Coordinator, Tina Rel, introduced the Resolution, read by the title only, into the record.

RESOLUTION NO. 24-R42
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA RECEIVING AND ACCEPTING THE ANNUAL ACTION PLAN FOR SUBMISSION TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR REVIEW AND APPROVAL; AND PROVIDING AN EFFECTIVE DATE.

Donnella Clarke, Grants Division Manager, presented the Community Development Block Grant (CDBG) - Annual Action Plan.

Mayor Hudson inquired how the public can comment on programs and asked that when The World Changer is in town, this be added to the Commission calendars. Ms. Clarke commented that they can contact the grants department and/or respond online.

Mayor Hudson opened the public hearing.

Seeing no one, she closed the public hearing.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to accept the Community Development Block Grant (CDBG) - Annual Action Plan 2024 – 2025 and Resolution 24-R42.

AYE: Commissioner Michael Broderick, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

b. Legislative Hearing - Ordinance 24-022: Review and approval of a Voluntary Annexation by owner 69 Delray LLC, to extend the territorial limits of the City of Fort Pierce, Florida, to include one (1) parcel at or near the intersection of W. Midway Road and Oleander Avenue. The proposed Future Land Use designation for the subject property is RH, High Density Residential, with a proposed Zoning designation of R-5, High Density Residential. Parcel ID: 3403-233-0002-000-6. SECOND READING

Records Management Coordinator, Tina Rel, introduced the Ordinance, read by the title only, into the record.

ORDINANCE NO. 24-022
AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) PARCEL AT OR NEAR THE CORNER OF WEST MIDWAY ROAD AND OLEANDER AVE AND SHOWN ON EXHIBIT A; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; ESTABLISHING THE FORT PIERCE ZONING DESIGNATION OF HIGH DENSITY RESIDENTIAL (R-5); ESTABLISHING THE FORT PIERCE LAND USE DESIGNATION OF HIGH DENSITY RESIDENTIAL (RH); DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.SECOND READING

Mayor Hudson opened the public hearing.

Debra Johns- posed concerns

Janice Douglas – posed concerns

Janet Burden – posed concerns

Rhonna Perry – posed concerns with traffic and accidents

Rebecca Grohall – on behalf of the applicant, and is available to answer questions.

Mayor Hudson closed the public hearing.

The Commission commented on taking the public concerns into account with impacts to the White City area and requested the developer meet with the residents about their concerns.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Jeremiah Johnson to approve Ordinance No.24-022.

AYE: Commissioner Michael Broderick, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

c. Legislative Hearing - Ordinance 24-023 - City Initiated Annexation of one (1) parcel owned by KG Concrete & Development LLC located at or near 4105 Mariah Cir. Parcel ID#:2407-114-0002-000-9 - FIRST READING

Records Management Coordinator, Tina Rel, introduced the Ordinance, read by the title only, into the record.

ORDINANCE NO. 24-023
AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4105 MARIAH CIR IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF INDUSTRIAL LIGHT (IL) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF INDUSTRIAL (IND); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.FIRST READING

Kevin Freeman, Planning Director presented the annexation of one (1) parcel owned by KG Concrete & Development LLC located at or near 4105 Mariah Cir.

Mayor Hudson opened the public hearing.

Seeing no one, she closed the public hearing.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Curtis Johnson, Jr. to approve Ordinance No. 24-023.

AYE: Commissioner Michael Broderick, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

d. Legislative Hearing - Ordinance 24-024 - City Initiated Annexation of one (1) parcel owned by Lawn Chair Properties LLC located at or near 4106 Mariah Cir. Parcel ID#:2407-111-0001-000-3 - FIRST READING

Records Management Coordinator, Tina Rel, introduced the Ordinance, read by the title only, into the record.

ORDINANCE NO. 24-024
AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4106 MARIAH CIR IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF INDUSTRIAL LIGHT (IL) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF INDUSTRIAL (IND); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.FIRST READING

Kevin Freeman, Planning Director, presented the annexation of one (1) parcel

owned by Lawn Chair Properties LLC located at or near 4106 Mariah Cir.

Mayor Hudson opened the public hearing.

Seeing no one, she closed the public hearing.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve Ordinance No. 24-024.

AYE: Commissioner Michael Broderick, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

e. Legislative Hearing - Ordinance 24-025 - City Initiated Annexation of one (1) parcel owned by Unity Three Office Bldg LLC located at or near 4075 Virginia Ave. Parcel ID#:2420-602-0013-000-8 - FIRST READING

Records Management Coordinator, Tina Rel, introduced the Ordinance, read by the title only, into the record.

ORDINANCE NO. 24-025
AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4075 VIRGINIA AVE IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF COMMERCIAL GENERAL (CG) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF COMMERCIAL (COM); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.FIRST READING

Kevin Freeman, Planning Director, presented the annexation of one (1) parcel owned by Unity Three Office Bldg. LLC located at or near 4075 Virginia Ave.

Mayor Hudson opened the public hearing.

Seeing no one, she closed the public hearing.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Michael Broderick to approve Ordinance No. 24-025.

AYE: Commissioner Michael Broderick, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

f. Legislative Hearing - Ordinance 24-026 - City Initiated Annexation of one (1) parcel owned by Unity Three Office Bldg LLC located at or near 2304 S 41st Street. Parcel ID#:2420-602-0016-000-9 - FIRST READING

Records Management Coordinator, Tina Rel, introduced the Ordinance, read by the title only, into the record.

ORDINANCE NO. 24-026
AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 2304 SOUTH 41ST STREET IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF COMMERCIAL GENERAL (CG) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF COMMERCIAL (COM); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Kevin Freeman, Planning Director, presented the annexation of one (1) parcel owned by Unity Three Office Bldg. LLC located at or near 2304 S 41st Street.

Mayor Hudson opened the public hearing.

Seeing no one, she closed the public hearing.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Jeremiah Johnson to approve Ordinance No. 24-026.

AYE: Commissioner Michael Broderick, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

g. Legislative Hearing - Ordinance 24-027 - City Initiated Annexation of one (1) parcel owned by Jose & Rosemary Torres located at or near 4351 S 25th Street. Parcel ID#:2432-414-0005-000-9 - FIRST READING

Records Management Coordinator, Tina Rel, introduced the Ordinance, read by the title only, into the record.

ORDINANCE NO. 24-027
AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4351 SOUTH 25TH STREET IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF AGRICULTURAL-1 (AR-1) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF RESIDENTIAL SUBURBAN (RS); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Kevin Freeman, Planning Director, presented the annexation of one (1) parcel

owned by Jose & Rosemary Torres located at or near 4351 S 25th Street.

Mayor Hudson opened the public hearing.

Seeing no one, she closed the public hearing.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Curtis Johnson, Jr. to approve Ordinance No. 24-027.

AYE: Commissioner Michael Broderick, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

h. Legislative Hearing - Ordinance 24-028 - City Initiated Annexation of one (1) parcel owned by Italian Castle Of The Treasure Coast LLC located at or near 4560 S 25th Street. Parcel ID#:2433-333-0001-000-6 - FIRST READING

Records Management Coordinator, Tina Rel, introduced the Ordinance, read by the title only, into the record.

ORDINANCE NO. 24-028
AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4560 SOUTH 25TH STREET IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATIONS OF AGRICULTURAL-1 (AR-1) AND RELIGIOUS FACILITIES (RF) AND INSTITUTIONAL (I) AND THE ST. LUCIE COUNTY FUTURE LAND USE CATEGORIES OF PUBLIC FACILITIES (P/F) AND RESIDENTIAL SUBURBAN (RS); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Kevin Freeman, Planning Director, presented the annexation of one (1) parcel owned by Italian Castle of The Treasure Coast LLC located at or near 4560 S 25th Street.

Mayor Hudson opened the public hearing.

Seeing no one, she closed the public hearing.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Jeremiah Johnson to approve Ordinance No. 24-028.

AYE: Commissioner Michael Broderick, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

i. Legislative Hearing - Ordinance 24-029 - City Initiated Annexation of one (1) parcel owned by Accurate Septic Holdings LLC located at or near 4120 Selvitz. Parcel ID#:2432-233-0001-000-6 - FIRST READING

Records Management Coordinator, Tina Rel, introduced the Ordinance, read by the title only, into the record.

ORDINANCE NO. 24-029
AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4120 SELVITZ RD IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF INDUSTRIAL HEAVY (IH) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF INDUSTRIAL (IND); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Kevin Freeman, Planning Director, presented the annexation of one (1) parcel owned by Accurate Septic Holdings LLC located at or near 4120 Selvitz Rd.

Mayor Hudson opened the public hearing.

Seeing no one, she closed the public hearing.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve Ordinance No. 24-029.

AYE: Commissioner Michael Broderick, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

j. Legislative Hearing - Ordinance 24-033 - Voluntary annexation to include one (1) parcel at or near 3804 Sunrise Boulevard, Parcel ID: 2433-123-0001-000-1. FIRST READING

Records Management Coordinator, Tina Rel, introduced the Ordinance, read by the title only, into the record.

ORDINANCE NO. 24-033
AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) PARCEL AT OR NEAR 3804 SUNRISE BOULEVARD, AND SHOWN ON EXHIBIT A; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; ESTABLISHING THE ZONING DESIGNATION OF SINGLE-FAMILY LOW DENSITY (R-1); ESTABLISHING THE LAND USE DESIGNATION OF RESIDENTIAL LOW DENSITY (RL); DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.FIRST READING

Vennis Gilmore, Assistant Planning Director, presented the annexation of one (1)

parcel at or near 3804 Sunrise Boulevard.

RECOMMENDATION:
The annexation meets the standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations. Planning Staff recommends approval of the proposed annexation along with the Future Land Use Designation of Residential Low-Density (RL) and Zoning Designation of Single Family Low-Density Residential (R-1).

Commission Questions of Staff:
Commissioner Jeremiah Johnson inquired on the existing and proposed density.

Mr. Gilmore clarified the differences in density.

Mayor Hudson opened the public hearing.

Seeing no one, she closed the public hearing.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Jeremiah Johnson to approve Ordinance No. 24-033.

AYE: Commissioner Michael Broderick, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

13. CITY COMMISSION

a. Resolution 24-R40 Establishing the Military Hometown Hero Banner Program and Adopting Policies and Guidelines and an Application

Records Management Coordinator, Tina Rel, introduced the Resolution, read by the title only, into the record.

RESOLUTION NO. 24-R40
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; ESTABLISHING THE MILITARY HOMETOWN HERO BANNER PROGRAM AND ADOPTING POLICIES AND GUIDELINES AND AN APPLICATION THERETO; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Marsha Commond, Public Works, presented establishing the Military Hometown Hero Banner Program and Adopting Policies and Guidelines and an Application.

The Commission inquired on how the banner would be cared for, consideration of a keepsake that would be provided if the banner deteriorated, how honorees are determined, expansion into other areas of the City, and the promotion of the program.

Ms. Commond commented on the expected longevity of the banner, possible expansion, and promotion of the program.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Jeremiah Johnson to approve Resolution 24-R40.

AYE: Commissioner Michael Broderick, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

b. Resolution 24-R41 Authorizing the purchase of property near 610 N. Causeway from the State of Florida for the cost of recording and processing fees totaling $54.75.

Records Management Coordinator, Tina Rel, introduced the Resolution, read by the title only, into the record.

RESOLUTION NO. 24-R41
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, A MUNICIPAL CORPORATION, AUTHORIZING THE PURCHASE OF PROPERTY NEAR 601 N. CAUSEWAY FROM THE STATE OF FLORIDA, BY AND THROUGH THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION; AUTHORIZING THE EXECUTION OF ALL DOCUMENTS NECESSARY AND INCIDENT TO SUCH PURCHASE; AND PROVIDING FOR AN EFFECTIVE DATE.

John R. Andrews, City Engineer/Deputy City Manager, commented on the acquisition of the property.

c. Selection of Florida League of Cities Voting Delegate for annual business meeting on Saturday, August 17.

Commissioner Curtis Johnson was nominated as the delegate for the Florida League of Cities.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Michael Broderick to accept the nomination of Commissioner Curtis Johnson, Jr. as the voting delegate for the Florida League of Cities Annual Conference.

AYE: Commissioner Michael Broderick, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

d. Submission of applications to serve on the Planning Board.

Commissioner Johnson commented on the job done by the Planning Department.

14. COMMENTS FROM THE PUBLIC

Any person who wishes to comment on any subject may be heard at this time. Please limit your comments to three (3) minutes or less, as directed by the Mayor, as this section of the Agenda is limited to thirty minutes. The City Commission will not be able to take any official actions under Comments from the Public. Speakers will address the Mayor, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.

Dennis McWilliams
Ellen Gillette
Charlie Hayek
Catalina Escobar
Shane Stokes
Kevin Muhammad
Larry Croom
Casey Davis
John Heaning
Jon Alford

Taylor Hoskins
Fabian Zamora
Andy Avery
Vadim Donchu
Takisha Brainval
Officer De Leon
Lisa Nelson
Rick Reed
Reggie Sessions
Noah Clarke
Shenoy Raghuraj

15. COMMENTS FROM THE CITY MANAGER

a. Reports

Deputy City Manager, Devoshay Johnson – No comments
Records Management Coordinator, Tina Rel – No comments
Assistant City Attorney, Andrea Duenas – No comments

16. COMMENTS FROM THE COMMISSION

Commissioner Curtis Johnson commented on the police department, wages, and development.

Commissioner Jeremiah Johnson commented on the nation, evaluation of the City, wages, development, resources and solution to City matters.

Commissioner Broderick thanked the police department staff and commented on the turnover within the police department that requires a resolution, and federal appropriations.

Mayor Hudson commented on the police department and their value, residential and commercial taxes.

17. ADJOURNMENT

Immediately following adjournment, please move toward the doors and exit the chambers. This allows for the safe and courteous exit of all persons, and those on the dais. Conversations after the meeting should be held outside of chambers, in the foyer or elsewhere, but not in the commission chambers where lights will be out as soon as the chambers are empty.

Mayor Hudson adjourned the meeting at 7:38 p.m.

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

City Commission Regular Meeting - 5:05 pm **6. a.**

Meeting Date: 08/19/2024

Re: Fran Ross ESQ Special Magistrate

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Recognizing the years of Special Magistrate service of Fran Ross, Esq.

Form Review

Form Started By: Latoya Ransom Started On: 07/01/2024 01:00 PM

Final Approval Date: 07/01/2024

City Commission Regular Meeting - 5:05 pm **11. a.**

Meeting Date: 08/19/2024

Re: Law Enforcement Services Contract

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Approval of Contract for Analysis of Law Enforcement Services with Center for Public Safety Management, LLC for the amount of $78,500 fee plus the costs of travel and in-person attendance.

SUMMARY:

At the July 8, 2024 Budget Workshop, the City Commission directed the City Manager to provide a police staffing assessment consultant and to provide scope and proposal to the City Commission for their review and approval.

RECOMMENDATION:

Staff recommends approving the contract with CPSM because it is the exclusive provider of public safety technical assistance for the International City/County Management Association.

ALTERNATIVES:

Staff will proceed as directed by the City Commission.

RESPONSIBLE STAFF:

Nicholas C. Mimms, City Manager

COORDINATED WITH:

Sara Hedges, City Attorney

Fiscal Impact

Budgeted Y/N: N

Fiscal Year: 2024

Account: 100-1111-519-534900

Amount: $78,000

FISCAL IMPACT:

Funds are available in Account 100-1111-519-000-00000-534900 CONTRACTUAL SERVICES

Attachments

Memo from City Attorney

Contract for Analysis of Law Enforcement Services

Exhibit "A" Proposal for Comprehensive Analysis of Police Services

Signed Contract
Affidavit

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	08/13/2024 12:01 PM
Finance Department	Karen Logue	08/14/2024 10:15 AM
City Manager	Nick Mimms	08/14/2024 12:51 PM
Form Started By: Jennifer Robinson		Started On: 08/06/2024 11:37 AM
Final Approval Date: 08/14/2024		

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

TO: JENNIFER ROBINSON, EXECUTIVE ASSISTANT TO CITY MANAGER

FROM: SARA HEDGES, CITY ATTORNEY *SH*

RE: CONTRACT FOR ANALYSIS OF LAW ENFORCEMENT SERVICES

CAO RLS FILE: RLS 24-297

DATE: JULY 30, 2024

I have reviewed the above Request for Legal Services (RLS) related to a contract with the Center for Public Safety Management, LLC (CPSM) for the analysis of law enforcement services. I have made suggested changes to the draft contract to include the following:

1. Formatting corrections.
2. Removal of the CPSM's bank account information to not jeopardize their account.
3. Inclusion of the City Attorney for copies of all notices under the contract.
4. Added language for E-Verify as required by Florida law.
5. Added language for Public Records as required by Florida law.
6. Added language for the City's sovereign immunity protections pursuant to Florida law.
7. Corrected the signature page.

I have uploaded the contract in a Track Changes format and Clean Copy format with all changes implemented. With the changes implemented, the contract is approved as to form and correctness.

As a reminder, pursuant to new legislation, effective July 1, 2024, CPSM is **required** to sign the City's Human Trafficking Affidavit prior to contracting with the City. You must obtain such from Purchasing and ensure CPSM provides this document to the City.

If you have any questions, please do not hesitate to contact this Office via phone or e-mail.

Thank you.
SH

CONTRACT FOR INDEPENDENT CONTRACTOR/PROFESSIONAL SERVICES

THIS CONTRACT is made as of the _____day of _____, 2024 by and between the City of Fort Pierce, a municipal corporation of the State of Florida, (hereinafter "the CITY"), and the Center for Public Safety Management, LLC (CPSM) the exclusive provider of public safety technical assistance for the International City/County Management Association, a Domestic Limited Liability Company, organized under the laws of the District of Columbia whose principal office is located at 475 K Street, NW, Suite 702, Washington, D.C. 20001, (hereinafter "the CONTRACTOR") and whose Federal I.D. number is 46-5366606.

WHEREAS, the CITY desires to retain the CONTRACTOR, and the CONTRACTOR desires to be retained, pursuant to the proposal scope of services attached hereto as Exhibit "A" and incorporated herein in its entirety;

NOW, THEREFORE, in consideration of the mutual promises contained herein, the CITY and the CONTRACTOR agree as follows:

ARTICLE 1 - SERVICES

The services to be rendered by CONTRACTOR under this Contract are set forth in Exhibit "A" (proposal) attached hereto.

ARTICLE 2 - SCHEDULE

The schedule for services to be rendered by CONTRACTOR is set forth in Exhibit "A" (The Proposal) attached hereto. The Project Launch date as described in Exhibit A shall be _____.The project and final deliverables shall be completed per the schedule in Exhibit "A", which is approximately one hundred thirty-five (135) days after this Agreement is fully executed, subject to a mutually agreeable extension if necessary. The delivery of an "Operations" and "Data Analysis" draft report shall indicate conclusion of the work anticipated in the proposal. Following delivery of the draft reports, the CITY shall have 30 days to submit any changes it finds prudent or necessary. Sixty days from the delivery of the draft reports, the final report shall be produced and transmitted electronically. Both of these time periods shall be in addition to the time period for conducting the analysis and will not require extensions of the contract. The CITY may elect to engage optional language in the contract to request a final in-person presentation which shall be done outside of the time parameters of this contract.

ARTICLE 3 - PAYMENTS TO CONTRACTOR

Invoices shall be due and payable upon receipt. Payments received more than 30 days after invoice date will incur a 2% late fee. Payment by the CITY under this Contract shall be governed by Exhibit "A".

Payments by direct deposit (preferred method) shall be sent to the account identified by CONTRACTOR in writing.

Payments by check to the CONTRACTOR shall be sent to:

CPSM
2316 Delaware Avenue #326
Buffalo, NY 14216

Invoices to the CITY should be sent to:

Name:	Nicholas C. Mimms, City Manager
Address:	City of Fort Pierce 100 North US Hwy 1 Fort Pierce, FL 34950
Email:	nmimms@cityoffortpierce.com
Phone:	(772) 467-3793

ARTICLE 4 - TERMINATION

Unless the CONTRACTOR is in breach of the Contract, the CONTRACTOR shall be paid for services rendered to the CITY's satisfaction through the date of termination. This is a legal-binding contract and cannot be terminated without cause. After receipt of a termination notice and except as otherwise directed by the CITY, the CONTRACTOR shall:

A. Stop work on the date and to the extent specified;
B. Transfer all work in process, completed work, and other materials related to the terminated work to the CITY; and
C. Continue and complete all parts of the work that have not been terminated.

ARTICLE 5 - PERSONNEL

The CONTRACTOR is, and shall be, in the performance of all work, services and activities under this Contract, an independent contractor, and not an employee, or agent of the CITY. All persons engaged in any of the work or services performed pursuant to this Contract shall at all times, and in all places, be subject to the CONTRACTOR's sole direction, supervision, and control. The CONTRACTOR shall exercise control over the means and manner in which it and its employees perform the work, and in all respects the CONTRACTOR's relationship and the relationship of its employees to the CITY shall be that of an independent contractor and not as employees or agents of the CITY.

The CONTRACTOR represents that it has, or will secure at its own expense, all necessary personnel required to perform the services under this Contract. Such personnel shall not be employees of or have any contractual relationship with the CITY, nor shall such personnel be entitled to any benefits of the CITY including, but not limited to, pension, health and workers' compensation benefits.

The CONTRACTOR warrants that all services shall be performed by skilled and competent personnel consistent with applicable technical and professional standards in the field.

ARTICLE 6 - AVAILABILITY OF FUNDS

The CITY's elected body has appropriated sufficient funds in the operating budget(s) for which the work to be performed will occur and until the contract has been fully executed.

ARTICLE 7 - INSURANCE REQUIREMENTS

The CONTRACTOR will be required to provide certificates of insurance showing that it carries, or has in force, automobile liability insurance, general liability insurance and professional liability insurance. Limits of liability for automobile liability insurance shall be, at a minimum, $1,000,000.00 combined single limit. Limits of liability for general liability insurance shall be, at a minimum, $1,000,000.00 per occurrence, $1,000,000.00 personal and advertising injury, $1,000,000.00 general aggregate and $1,000,000.00 products/completed operations aggregate. General liability insurance will include coverage for contractually assumed liability. Limits of liability for professional liability insurance shall be, at a minimum, $1,000,000.00 per occurrence/claim and $1,000,000.00 aggregate. If the general liability insurance coverage and/or the professional liability insurance coverage is on a claims-made basis, the CONTRACTOR will maintain coverage in force for a period of two (2) years following the termination of the contract at the limits specified in this paragraph. The CONTRACTOR is responsible for the payment of any deductibles or self-insured retentions.

The CITY will be named as additional insured under the CONTRACTOR's general liability insurance and automobile liability insurance policies.

The CONTRACTOR agrees to indemnify, hold harmless, and defend the CITY, its officials, representatives, agents, servants, and employees from and against any and all claims, actions, lawsuits, damages, judgments, liability and expense, including attorneys fees and litigation expenses, in whole or in part arising out of, connected with, or in any way associated with the activities of the CONTRACTOR, its employees, or its sub-contractors in connection with the work to be performed under this contract.

ARTICLE 8 - SUCCESSORS AND ASSIGNS

The CITY and the CONTRACTOR each binds itself and its partners, successors, executors, administrators and assigns to the other party and to the partners, successors, executors, administrators and assigns of such other party, in respect to all covenants of this Contract. Except as stated above, neither the CITY nor the CONTRACTOR shall assign, sublet, convey or transfer its interest in this Contract without the written consent of the other. Nothing herein shall be construed as giving any rights or benefits hereunder to anyone other than the CITY and the CONTRACTOR.

ARTICLE 9 – LAW GOVERNING THIS CONTRACT

The Contract shall be governed by the laws of the State of Florida. Any and all legal action necessary to enforce the Contract will be held in Saint Lucie County. No remedy herein conferred upon any party is intended to be exclusive of any other remedy, and each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law, in equity, by statute or otherwise. No single or partial exercise by any party of any right, power, or remedy hereunder shall preclude any other or further exercise thereof.

Dispute Resolution

In case of a dispute regarding the interpretation of any part of this Contract, the Parties shall use their best efforts to arrive at a mutually acceptable resolution. The CONTRACTOR shall proceed diligently with its performance of the work under this Contract pending the final resolution of any dispute arising or relating to this Contract. The Client shall continue

to pay the CONTRACTOR for its performance under the Contract except for those items related to the dispute.

ARTICLE 10 - CONFLICT OF INTEREST

The CONTRACTOR represents that it has no interest and shall acquire no interest, either direct or indirect, which would conflict in any manner with the performance of services required.

CONTRACTOR employees, subject matter experts, or subcontractors may undertake outside professional activities provided such activity and involvement does not conflict or interfere with this Contract. In addition, employees, subject matter experts, or subcontractors will not directly or indirectly, alone or with others, engage in or have any interest in any person, firm, or entity that engages in any business activity that is competitive with the business performed under this Contract.

ARTICLE 11 - EXCUSABLE DELAYS

The PARTIES shall not be considered in default by reason of any failure in performance if such failure arises out of causes reasonably beyond the control of the PARTIES and without their fault or negligence. Such causes include, but are not limited to: acts of God; natural or public health emergencies; and abnormally severe and unusual weather conditions.

Upon either PARTY'S request, the other PARTY shall consider the facts and extent of any failure to perform the work and, if the PARTY'S failure to perform was without its fault or negligence, the Contract Schedule and/or any other affected provision of this Contract shall be revised accordingly to a newly agreed upon timeline. It shall be the responsibility of the PARTIES to notify the other PARTY promptly in writing whenever a delay is anticipated or experienced, and to inform the other PARTY of all facts and details related to the delay.

ARTICLE 12 - DISCLOSURE AND OWNERSHIP OF DOCUMENTS

All written and oral information not in the public domain or not previously known, and all information and data obtained, developed, or supplied by the CITY or at its expense will be kept confidential by the CONTRACTOR and will not be disclosed to any other party, directly or indirectly, without the CITY's prior written consent unless required by a lawful order. All drawings, maps, sketches, programs, data base, reports and other data developed, or purchased, under this Contract for or at the COUNTY's expense shall be and remain the CITY property and may be reproduced and reused at the discretion of the CITY.

All covenants, agreements, representations and warranties made herein, or otherwise made in writing by any party pursuant hereto, including but not limited to any representations made herein relating to disclosure or ownership of documents, shall survive the execution and delivery of this Contract and the consummation of the transactions contemplated hereby.

ARTICLE 13 - NONDISCRIMINATION

The CONTRACTOR warrants and represents that all of its employees are treated equally during employment without regard to race, color, religion, disability, sex, age, national origin, ancestry, marital status, and sexual orientation.

ARTICLE 14 - ENFORCEMENT COSTS

If any legal action or other proceeding is brought for the enforcement of this Contract, or because of an alleged dispute, breach, default or misrepresentation in connection with any provision of this Contract, the successful or prevailing party will be entitled to recover reasonable attorney's fees, court costs and all expenses (including taxes) even if not taxable as court costs (including, without limitation, all such fees, costs and expenses incident to appeals), incurred in that action or proceeding, in addition to any other relief to which such party may be entitled.

ARTICLE 15 - SEVERABILITY

If any term or provision of this Contract, or the application thereof to any person or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of this Contract, or the application of such terms or provision, to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected, and every other term and provision of this Contract shall be deemed valid and enforceable to the extent permitted by law.

ARTICLE 16 - ENTIRETY OF CONTRACTUAL AGREEMENT

The CITY and the CONTRACTOR agree that this Contract together with the Exhibits hereto, sets forth the entire agreement between the parties, and that there are no promises or understandings other than those stated herein. None of the provisions, terms and conditions contained in this Contract may be added to, modified, superseded or otherwise altered, except by written instrument executed by the Parties hereto in accordance with Article 17 - Modification and Changes. In the event of any conflict or inconsistency between this Contract and the provisions in the incorporated Exhibits, the terms of this contract will supersede and prevail over the terms in the incorporated Exhibits.

ARTICLE 17 – MODIFICATIONS AND CHANGES

Only the **CITY's Contracting Officer** or his/her representative has authority to issue modifications to this Contract that materially change or modify any of the specifications, terms, or conditions of this Contract.

Only the **CITY's Contracting Officer** may, by written order, make changes within the scope of work of this contract including but not limited to any one or more of the following: (a) description of services to be performed; and (b) period of performance.

No change order shall be binding unless so issued by the **CITY's Contracting Officer** in writing and, until approved by the **CONTRACTOR'S** Contracting Administrator or their designated representative unless they are of an administrative matter.

ARTICLE 18 - NOTICE

All notices given under this Contract shall be sent by certified mail, return receipt requested, and if sent to the CITY shall be mailed to:

Nicholas C. Mimms, City Manager
City of Fort Pierce
100 North US Hwy
Fort Pierce, FL 34950

With a Copy to:

City Attorney
100 North US Hwy
Fort Pierce, FL 34950

and if sent to the CONTRACTOR shall be mailed to:

Director of Research & Project Development
Center for Public Safety Management, LLC
475 K Street NW, Suite 702
Washington, DC 20001

ARTICLE 19 – E-VERIFY

All requirements of Section 448.095, Florida Statutes, shall be complied with by CONTRACTOR. In accordance with, Section 448.095, Florida Statutes, CONTRACTOR shall register with and utilize the E-Verify System operated by the United States Department of Homeland Security to verify the employment eligibility of all new employees hired during the term of the Agreement and shall expressly require any subcontractors performing work or providing services pursuant to this Agreement to likewise utilize the E-Verify System to verify the employment eligibility of all new employees hired by the subcontractor during the term of this Agreement. If CONTRACTOR enters into a contract with a subcontractor performing work or providing services on its behalf, CONTRACTOR shall also require the subcontractor to provide an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Information on registration for and use of the E-Verify System can be obtained via the internet at the Department of Homeland Security Web site: http://www.dhs.gov/E-Verify. CONTRACTOR shall, upon request, provide evidence of compliance with this provision to the Licensee. A contract terminated pursuant to Section 448.095 is not a breach of contract and may not be considered as such. If the Licensee terminates this contract with a contractor, the contractor may not be awarded a public contract for at least 1 year after the date on which the contract was terminated. CONTRACTOR is liable for any additional costs incurred by the City as a result of the termination of this contract under Section 448.095, Florida Statutes.

ARTICLE 20 – PUBLIC RECORDS

The City strictly adheres all statutes, court decisions and the opinions of the Florida Attorney General with respect to disclosure of public information under Chapter 119, Florida Statutes, Contractor shall comply with Florida Public Records law under Chapter 119, F.S. Records made or received in conjunction with this Agreement are public records Under Florida law, as defined in Section 119.011 (12), Florida Statutes. CONTRACTOR shall keep and maintain public records required by the City to perform the services under this Agreement. If CONTRACTOR meets the definition of "Contractor" found in Section 119.0701 (1) (1) (a) F.S. (i.e., an individual, partnership, corporation, or business entity that enters into a contract for services with a public agency and is acting on behalf of the public agency), then the following requirements apply:

1. Keep and maintain public records required by the public agency to perform the service.
2. Upon request from the public agency's custodian of public records, provide the public agency with a copy of the requested records or allow the records to be inspected or

copied within a reasonable time at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law.

3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the public agency.
4. Upon completion of the contract, transfer, at no cost, to the public agency all public records in possession of the contractor or keep and maintain public records required by the public agency to perform the service. If the contractor transfers all public records to the public agency upon completion of the contract, the contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the contractor keeps and maintains public records upon completion of the contract, the contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the public agency, upon request from the public agency's custodian of public records, in a format that is compatible with the information technology systems of the public agency.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS THROUGH THE CITY CLERK AT 772-467- 3065, lcox@cityoffortpierce.com, 100 North U.S. Hwy 1,Fort Pierce, FL 34950.

ARTICLE 20 – SOVEREIGN IMMUNITY

Nothing contained in this Contract shall be deemed or otherwise interpreted as waiving the City's Sovereign Immunity protections existing under the laws of the State of Florida, or as increasing the limits of liability as set forth in Section 768.28, Florida Statutes.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Parties hereto have executed this contract, the day and year first above written.

ATTEST:

_____
Linda Cox, City Clerk

CITY OF FORT PIERCE:

_____
Linda Hudson, Mayor

Date:_____

APPROVED AS TO FORM
AND CORRECTNESS:

_____
Sara Hedges, City Attorney

WITNESSES:

By: _____
Name:_____
Address: _____

By: _____
Name: _____
Address: _____

CENTER FOR PUBLIC SAFETY MANAGEMENT, LLC (CPSM):

_____
Leonard A. Matarese, Managing Partner

Date: _____

CENTER FOR PUBLIC SAFETY MANAGEMENT, LLC

PROPOSAL FOR

COMPREHENSIVE ANALYSIS OF POLICE SERVICES

FT. PIERCE, FL

CPSM®

CENTER FOR PUBLIC SAFETY MANAGEMENT, LLC
475 K STREET NW STE 702 • WASHINGTON, DC 20001
WWW.CPSM.US • 800-998-3392

ICMA

Exclusive Provider of Public Safety Technical Services for
International City/County Management Association

CPSM®

Center for Public Safety Management, LLC

July 17, 2024

Nicholas Mimms, P.E.
City Manager
City of Ft. Pierce, Florida

Dear Mr. Mimms:

The *Center for Public Safety Management, LLC, (CPSM)* as the exclusive provider of public safety technical assistance for the International City/County Management Association, is pleased to submit this proposal to Ft. Pierce for an analysis of law enforcement services.

In general, our analysis involves the following major outcomes:

- Conduct a data-driven, operation research analysis to identify actual workload. We have the unique ability to capture actual workload by time spent on calls for all responding units.
- Identify and recommend appropriate staffing and deployment levels for every discrete operational and support function in the department.
- Examine the department's organizational structure and culture.
- Recommend a management framework to ensure accountability, increased efficiency, and improved performance.
- Identify community expectations for the police department by conducting meetings with municipal stakeholders.
- Solicit department membership input, both sworn and civilian, by conducting ride-a-longs and focus groups.

The team we assemble for you will be true "subject matter experts" with hands-on police services experience, not "professional consultants" or interns or graduate students. Our team is overwhelmingly comprised of California senior police managers.

In the last three years CPSM has completed over 30 police studies, including.

Brownsville, TX	Yuma, AZ	Battle Creek, MI
Myrtle Beach, SC	Olympia, WA	Cocoa Beach FL
Redwood City, CA	National City, CA	Culver City, CA
Little Rock, AR	Kalispell, MT	Wauwatosa, WI

ICMA has provided direct services to local governments worldwide for over100 years, which has helped to improve the quality of life for millions of residents in the United States and abroad. My colleagues at CPSM and I greatly appreciate this opportunity and would be pleased to address any comments you may have. I can be reached at 716-969-1360 or via email at Lmatarese@cpsm.us

Sincerely,

Leonard A. Matarese, ICMA-CM
Managing Partner
Center for Public Safety Management. LLC

THE ASSOCIATION & THE COMPANY

International City/County Management Association (ICMA)

The International City/County Management Association (ICMA) is a 108-year-old, non-profit professional association of local government administrators and managers, with approximately 13,000 members located in 32 countries.

Since its inception in 1914, ICMA has been dedicated to assisting local governments and their managers in providing services to their citizens in an efficient and effective manner. ICMA advances the knowledge of local government best practices with its website, www.icma.org, publications, research, professional development, and membership.

Center for Public Safety Management (CPSM)

The ICMA Center for Public Safety Management (ICMA/CPSM) was launched by ICMA to provide support to local governments in the areas of police, fire, and Emergency Medical Services.

The Center also represents local governments at the federal level and has been involved in numerous projects with the Department of Justice and the Department of Homeland Security. In 2014 as part of a restructuring at ICMA, the Center for Public Safety Management (CPSM) spun out as a separate company and is now the exclusive provider of public safety technical assistance for ICMA. CPSM provides training and research for the Association's members and represents ICMA in its dealings with the federal government and other public safety professional associations such as CALEA, PERF, IACP, IFCA, IPMA-HR, DOJ, BJA, COPS, NFPA, etc.

We have conducted over 450 such studies in 46 states and provinces and more than 275 communities ranging in population size 3,300 (Lewes, DE) to 800,000 (Indianapolis, IN).

MEET OUR TEAM – POLICE

For this project CPSM will assemble a premier team of experts from a variety of disciplines and from across the United States. The goal is to develop recommendations that will enable it to produce the outcomes necessary to provide critical emergency services consistent with the community's financial capabilities. The team will consist of a project manager, one Operations Leader, one Data Analysis Leader and several senior police managers selected from our staff to meet the specific needs of the municipality.

PROJECT MANAGER

LEONARD A. MATARESE, MPA, ICMA-CM, IPMA-CP

BACKGROUND

Mr. Matarese was the founder of ICMA's public safety consulting services in 2005, which has since evolved into CPSM. He has over 50 years' experience as a law enforcement officer, police chief, public safety director, city manager and major city Human Resources Commissioner. He was one of the original advisory board members and trainer for the first NIJ/ICMA Community Oriented Policing Project which has subsequently trained thousands of municipal practitioners on the techniques of the community policing philosophy over the years. He has managed or conducted almost five hundred studies of emergency services agencies.

Recognized as an innovator by his law enforcement colleagues, he served as the Chairman of the SE Quadrant, Florida, Blue Lighting Strike Force, a 71 agency, U.S. Customs Service anti-terrorist and narcotics task force and as the 57th president of the Miami-Dade County Police Chief's Association – one of America's largest regional police associations. He led a team of 25 South Florida police officers to New York City to assist NYPD after the 9/11 attacks. He has represented ICMA on national projects involving the United States Department of Homeland Security, The Department of Justice, Office of Community Policing and the Department of Justice, Bureau of Justice Assistance. He was a member of the US Attorney General's Commission on Officer Safety and Wellness and a member of a sub-committee of the President's Commission on 21st Century Policing. He has also served as a project reviewer for the National Institute of Justice and was the subject matter expert on several ICMA / USAID police projects in Central America. As a public safety director, he has managed fire / EMS systems including ALS transport. He was an early national proponent of public access and police response with AEDs.

Mr. Matarese has presented before ICMA on numerous occasions and to most major public administration organization's annual conferences and was a keynote speaker at an annual PERF conference. He was a plenary speaker at the 2011 TAMSEC Homeland security conference in Linköping, Sweden and at the 2010 UN Habitat PPUD Conference in Barcelona, Spain.

He has a Master's degree in Public Administration from Florida Atlantic University and a Bachelor's degree in Political Science from Rutgers University. He is a member of two national honor societies and has served as an adjunct faculty member for several universities. He holds the ICMA Credentialed Manager designation, as well as Certified Professional designation from the International Public Management Association- Human Resources. Mr. Matarese is a life member of the International Association of Chiefs of Police and of ICMA.

DATA ANALYSIS TEAM

DATA ASSESSMENT TEAM – PROJECT LEADER

DOV CHELST, PH.D.

Director of Quantitative Analysis

BACKGROUND

Dr. Chelst is an expert in analyzing public safety department's workload and deployment. He manages the analysis of all public safety data for the Center. He is involved in all phases of The Center's studies from initial data collection, on-site review, large-scale dataset processing, statistical analysis, and designing data reports. To date, he has managed over 340 data analysis projects for city and county agencies ranging in population size from 8,000 to 800,000.

Dr. Chelst has a Ph.D. Mathematics from Rutgers University and a B.A. Magna Cum Laude in Mathematics and Physics from Yeshiva University. He has taught mathematics, physics and statistics, at the university level for 9 years. He has conducted research in complex analysis, mathematical physics, and wireless communication networks and has presented his academic research at local, national and international conferences, and participated in workshops across the country.

SENIOR PUBLIC SAFETY SUBJECT MATTER EXPERT -- GIS

DAVID MARTIN, PH.D.

Senior Researcher in the Center for Urban Studies, Wayne State University

BACKGROUND

Dr. Martin specializes in public policy analysis and program evaluation. He has worked with several police departments to develop crime mapping and statistical analysis tools. In these projects, he has developed automated crime analysis tools and real-time, dashboard-style performance indicator systems for police executive and command staff. Dr. Martin teaches statistics at Wayne State University. He is also the program evaluator for four Department of Justice Weed and Seed sites. He is an expert in the use of mapping technology to analyze calls for service workload and deployments.

PUBLIC SAFETY DATA ANALYST

SHAN ZHOU, PH.D.

BACKGROUND

Dr. Shan Zhou specializes in the analysis of police data. Shan brings extensive experience in scientific and clinical data analysis. Prior to CPSM, she worked as an associate scientist at Yale School of Medicine. Shan has a MS in Business Analytics and Project Management from University of Connecticut and a PhD in Cell biology, Genetics and Development from University of Minnesota.

OPERATIONS ASSESSMENT TEAM

SENIOR ASSOCIATE

CHIEF CRAIG JUNGINGER (RET), BS, MPA

Retired Chief of Police, Gresham, Oregon, former Huntington Beach Police Captain

BACKGROUND

Chief Junginger had over 38 years' experience as a law enforcement professional. He served as the Chief of the Gresham, Oregon Police since December 2008 until his retirement in June 2016. Gresham is a community with a population of 110,000 just to the east of Portland. He led a department of 130 sworn officers and 47 civilian employees, with a budget of $31 million. He also served on the board of the Oregon Police Chief's Association.

Chief Junginger began his career at the Bell-Cudahy Police department in 1979. He worked as a K-9 Officer, Detective, and Patrol Officer. In 1985 he transferred to the Huntington Beach Police Department where he remained until his retirement in November 2008. While at Huntington Beach, he was a Patrol Officer, Beach Detail Officer, Field Training Officer, SWAT Officer, Traffic Motor Officers, Community Policing Officer, and Narcotics Detective. In 1999 he promoted to Sergeant where he worked Patrol, Downtown Foot Beat, Support Services, Vice and Intelligence and Internal Affairs. He was promoted to Lieutenant in 2003 and worked as the Community Policing Commander responsible for all major event planning, Watch Commander and as the Chief's Executive Officer. In 2007 he was promoted to the rank of Captain and was assigned to Administrative Operations consisting of Communications, Budget, Personnel, and Property and Evidence.

He holds a master's degree from California State University, Long Beach, a bachelor's degree from University of La Verne and an associate degree from Rio Hondo Community College.

He attended the FBI National Academy Class 224 in Quantico Virginia, California Post Command College, West Point Leadership Program, POST Executive Development Program and the POST Supervisory Leadership Institute. While in Command College he was published for his article "How will we train police recruits of the millennial generation in the year 2012," and as the Chief of Gresham he was published for an article he authored on leadership.

He was awarded the Medal of Valor in 1989 for his encounter with an armed bank robber.

Studies, SUNY Empire State College, and B.A. in Psychology, CUNY Queens College, June 1989. He is a graduate of the Executive Management Program, Harvard University's John F. Kennedy School of Government, and the FBI National Academy.

SENIOR ASSOCIATE

DEPUTY CHIEF MARTIN BEAZA, B.S., M.A, (Ret,)

Retired Deputy Chief Los Angeles Police Department

BACKGROUND

Deputy Chief Baeza served with the Los Angeles Police Department for thirty-two years and spent the last fourteen years in senior management positions. His depth of experience includes a variety of assignments in Patrol Operations, Detective, Specialized Divisions and Administrative Offices. He retired from the Los Angeles Police Department as the Commanding Officer of the Personnel and Training Bureau overseeing Human Resources and training for all sworn and non-sworn employees of the Department.

He led various Operational Commands and the Police Academy. He restructured crime reduction strategies, implemented smart policing concepts and community engagement programs. He was recognized for his creative community policing incentives and was a two-time recipient of the Excellence in Leadership Award for Community Policing. Chief Baeza was invited to participate as a Los Angeles Police Department International Delegate in Abu Dhabi, United Arab Emirates. He presented on best practices in community engagement and training development. Deputy Chief Baeza held a variety of leadership positions throughout the Department and has been involved in training police officers at all levels. He served as the Los Angeles Police Academy Director and oversaw the successful re-certification. His experience includes instructing in the Field Training Officer Program, Police Leadership, Supervisor, and the Executive Command Development Courses. He has been an invited speaker on various topics in leadership.

Deputy Chief Baeza led recruitment, hiring and the deployment of all human resources of the organization which encompassed 13,000 employees. He established a Traffic Group to oversee traffic commands and evaluate traffic policies and procedures. Additionally, his responsibilities included oversight of fleet, information technology and Behavioral Science Services. He was a standing member of the categorical use of force board and was integral in the assessment of policy, use of force tactics, procedural justice, and best practices.

Deputy Chief Baeza possesses a Bachelor of Science degree in Applied Business and Management and a Master of Arts in Organizational Management from Azusa Pacific University. He is also a graduate of the West Point Leadership Program, Senior Management Institute for Policing and the University of Southern California, Sol Price School of Public Policy, Executive Leadership Program.

SENIOR ASSOCIATE

DEPUTY CHIEF WAYNE HILTZ (RET)

Retired Deputy Chief Pasadena Police Department, former Interim Chief of Police at Pasadena and Irwindale Police Departments

BACKGROUND

Wayne has 33 years of experience in municipal law enforcement. This includes a broad range of experience in nearly every facet of policing from patrol, gang enforcement, and undercover narcotics to internal affairs investigations and community relations. The last 13 years were spent at command and executive levels. In his capacity as Deputy Police Chief, he served as the chief operating officer of the Pasadena Police Department, responsible for all day-to-day operations including internal audits and inspections. As well, he was responsible for operations related to the Tournament of Roses Parade and Rose Bowl events to include World Cup Soccer and BCS Championship games. For a period of nearly two years, he served in the capacity of Interim Chief of Police at both the Pasadena and Irwindale Police Departments.

He has extensive experience in managing budgets and has served as a budget instructor for the California Commission on Peace Officer Standards and Training. He was selected by the Los Angeles County Police Chiefs Association to represent the 45 member agencies in negotiations for Homeland Security Grants for a three-year period. He also served as President of the San Gabriel Peace Officers Association. He has served on the boards of community-based organizations with focus on addressing homeless issues, substance abuse, and juvenile violence. Wayne holds a Bachelor of Science degree in Police Science and Administration from California State University at Los Angeles. Executive training includes the FBI Southwest Command College and the Senior Management Institute for Police.

SENIOR ASSOCIATE

ASSISTANT CHIEF VICTOR LAURIA B.S.,M.S. (Ret.)

Retired Assistant Police Chief, Novi Police Department

BACKGROUND

Victor Lauria retired as an Assistant Chief of Police with the Novi Police Department after serving the community for nearly 28 years. Over the course of his career, he has served in a wide variety of positions which include police officer, K-9 handler, detective, undercover narcotics detective, crisis negotiator and numerous supervisory positions. In 2009, the City of Novi combined their police and fire administrations into a Public Safety Administration. Victor was responsible for various supervisory roles within the Police and Fire Departments.

Victor earned a Bachelor of Science degree from Northern Michigan University, a Master of Science, with a concentration in Emergency Management, from Eastern Michigan University and he holds a graduate certificate from the University of Virginia. He also attended the 250th Session of the Federal Bureau of Investigations National Academy in Quantico, Virginia. He is also certified as Firefighter I and Firefighter II by the State on Michigan.

Mr. Lauria is currently employed as a faculty member at Madonna University. He is the Interim Chairperson of the Criminal Justice Department and the Program Director for the Emergency Management, Fire Science and Occupational Safety and Health programs. He instructs a wide variety of undergraduate and graduate courses. He is a regular guest lecturer at Eastern Michigan University's Police Staff and Command Executive Leadership Program.

SENIOR ASSOCIATE

CHIEF ROBERT HANDY, M.S.

Retired Chief of Police, Huntington Beach Police Department, San Bernardino Police Department

BACKGROUND

Chief Robert Handy is 30-year law enforcement professional having served in a wide variety of assignments from Patrol Officer to Police Chief. Handy served in three separate jurisdictions: Huntington Beach, California; San Bernardino, California; and Phoenix, Arizona.

Chief Handy worked a wide variety of assignments from officer/detective through leadership positions in all divisions of a police agency and has been involved in training and teaching for decades. His broad base of experience includes firearms instructor, arrest tactics/use of force instructor, academy instructor, in-service instructor, and veteran university teacher. Chief Handy has obtained a bachelor's and master's degree in Public Administration and is a graduate of the FBI National Academy.

Chief Handy has taught and developed police officers and police leaders from agencies across the Country. His diverse experiences from three jurisdictions, combined with years of academic research and teaching, has provided Handy with vast knowledge and expertise in police practices, training, and every other aspect of contemporary policing.

SENIOR ASSOCIATE

CHIEF JARROD BURGUAN, B.S., M.A.

Retired Chief of Police, San Bernardino Police Department

BACKGROUND

Chief Burguan served 29 years in local law enforcement, with 10 years of that experience in senior management positions. He retired as the Chief of Police for the San Bernardino (Ca) Police Department in 2019.

During his career, Chief Burguan worked a variety of assignments in the patrol, traffic, investigative and administrative divisions of the department. He has the unique experience of managing a police department through a municipal bankruptcy while maintaining day to day operational effectiveness. He has been an invited speaker at conferences and training events throughout the country and internationally on police response to active shooter events following both a elementary school active shooter in 2016 and the 2015 terrorist attack in San Bernardino.

Since retiring from the department in 2019, Chief Burguan has continued to work as a consultant for municipal government and media organizations and has served as an advisor for the Department of Justice – ICITAP program. He holds a bachelor's degree in Business and a Master's Degree in Management from the University of Redlands. He is also a graduate of the California Command College, the FBI's Law Enforcement Executive Development program and the Senior Management Institute for Police through the PERF.

SENIOR ASSOCIATE

CHIEF JOHN E. PEREZ, B.S., M.S., Ph.D.

Chief of Police, City of Pasadena, California

BACKGROUND

John E. Perez has served as the Chief of Police for the City of Pasadena (CA) since 2018 and has been with the Department since 1985. His 35 years of public safety experience includes an array of specialized assignments in enforcement, special tactics, administration, and community initiatives. He served as the Counter-Terrorism Intelligence Officer immediately after the 9/11 terrorist attack in developing security/safety measures for Pasadena's Tournament of Roses Parade, Rose Bowl, and special events.

After serving as the Special Enforcement Section Sergeant and developing policing initiatives in lowering gang violence while improving community trust and confidence, he was appointed by California's Commission on Peace Officer Standards and Training to provide best practices on developing statewide initiatives. He is the recipient of Mayor's Special Service Award for his work in developing community initiatives and has been twice awarded with the Police Chief's Excellence in Policing merit award. Chief Perez has served in the various ranks of the Department to include Deputy Chief of Police from 2016-2018.

Chief Perez led the development of several internal initiatives that decreased the use of force by 50% through immersive training and self-improvement from use of Body-Worn Camera (BWC), as well other initiatives to increase community awareness of policing challenges through programs such as "Policing 101" and "Community Conversations" - each intended to develop and educate community members, youth, and the media on policing topics as well as learning from the community.

Chief Perez serves on the Pasadena Educational Foundation, Patron Saints Foundation, and is a graduate of the California Peace Officers and Standards Executive Management School as well as holding a POST executive certificate. Chief Perez possesses a bachelor's degree in criminal justice, a Master's degree in Behavior Science, and a PhD in Public Administration. He serves on the board of the California Police Chiefs Association and the National Police Foundation.

PROJECT SCHEDULE

Milestone 1 – Full execution of the agreement
Agreement will identify Project Launch date.

Milestone 2 – Project Launch
We will conduct an interactive telephone conference with local government contacts. Our project leads will launch the project by clarifying and confirming expectations, detailing study parameters, identifying agency point of contacts and commencing information gathering.

Milestone 3a – Information Gathering and Data Extraction – 30 Days
Immediately following project launch, the operations leads will deliver an information request to the department. This is an extensive request which provides us with a detailed understanding of the department's operations. Our experience is that it typically takes an agency several weeks to accumulate and digitize the information. We will provide instructions concerning uploading materials to our website. When necessary, the lead will hold a telephone conference to discuss items contained in the request. The team lead will review this material prior to an on-site visit.

Milestone 3b – Data Extraction and Analysis – 14 Days
Also, immediately following the project launch the Data Lead will submit a preliminary data request, which will evaluate the quality of the Computer Aided Dispatch (CAD) system data. This will be followed by a comprehensive request for data from the CAD system to conduct the response and workload analysis. This request requires a concerted effort and focused response from your department to ensure the timely production of required for analysis. Delays in this process will likely extend the entire project and impact the delivery of final report. The data team will extract one year's worth of Calls for Service (CFS) from the CAD system. Once the Data Team is confident the data are accurate, they will certify that they have all the data necessary to complete the analysis.

Milestone 3c – Data Certification – 14 days

Milestone 4a – Data Analysis and Delivery of Draft Data Report – 30 days
Within thirty days of data certification, the analysis will be completed and a draft, unedited data report will be delivered to the department for review and comment. After the data draft report is delivered, an on-site visit by the operations team will be scheduled.

Milestone 4b – Departmental Review of Draft Data Report – 14 days
The department will have 10 days to review and comment on the draft unedited data analysis. During this time, our Data team will be available to discuss the draft report. The Department must specify all concerns with the draft report at one time.

Milestone 4c – Final Data Report – 10 days
After receipt of the department's comments, the data report will be finalized within 10 days.

Milestone 5 – Conduct On-Site Visit – 30 days
Subject matter experts will perform a site visit within 30 days of the delivery of the draft data report.

Milestone 6 – Draft Operations Report – 30 days
Within 30 days of the last on-site visit, the operations team will provide a draft operations report to the department point of contact. Again, the department will have 10 days to review and comment.

Milestone 7 – Final Report 15 days
Once the department's comments and concerns are received by CPSM the combined final report will be delivered to the city within 15 days.

TOTAL ELAPSED TIME: 105 – 135 days

THE CPSM APPROACH

The CPSM team developed a standardized approach to conducting analyses of police departments by combining the experience sets of dozens of subject matter experts.

We begin projects with a request for data, documents, and worksheets which are reviewed by our operations team in advance of their onsite work.

Next, we extract raw data on calls for service from an agency's computer-aided dispatch system. The data are sorted and analyzed to identify performance indicators (i.e., response times, workload by time, multiple unit dispatching, etc.). Performance indicators are valuable measures of agency efficiency and effectiveness. The findings are shown in tabular as well as graphic form and follow a standard format for presentation of the analyzed data. While the format will be similar from community to community, the data reported are unique to the specific agency.

CPSM also conducts an on-site operational review. Here the performance indicators serve as the basis for the operational reviews. Most on-site reviews consist of interviews with management and supervisors, as well as rank and file officers; attendance at roll calls and ride-alongs with officers. We review case files with investigators and observe dispatch operations to assess compliance with the provided written documentation.

As a result of on-site visits and data assessments, our subject matter experts produce an analysis of the department. We have found that this standardized approach ensures that we measure and observe all the critical components of agencies.

I. Benchmark the Community
It is essential to understand the service levels, protection needs, community dynamics, and overall environment within which the police department operates.

The CPSM study may involve interviews directed at stakeholders in the community, which could include elected officials and employee labor representatives who would be contacted to solicit their opinions about the department, the public safety needs of their constituency, and the perceived gaps in service levels currently provided. CPSM may work with the agency to identify community members that can provide this important information. Additionally, the department will be compared to organizations of similar size with respect to crime, demographics, and cost-efficiency.

II. Patrol Operations
Police agencies routinely speak about "recommended officers per 1,000 population" or a "National Standard" for staffing or comparisons to other municipalities.

There are no such standards, nor are there "recommended numbers of "officer per thousand". The International Association of Chiefs of Police (IACP) states; "Ready-made, universally applicable patrol staffing standards do not exist. Ratios, such as officers-per-thousand population, are totally inappropriate as a basis for staffing decisions."

Staffing decisions, particularly in patrol, must be made based upon actual workload and very few police agencies have the capability of conducting that analysis. Once an analysis of the actual workload is made, then a determination can be made as to the amount of discretionary patrol time that should exist, consistent with the local government's ability to fund.

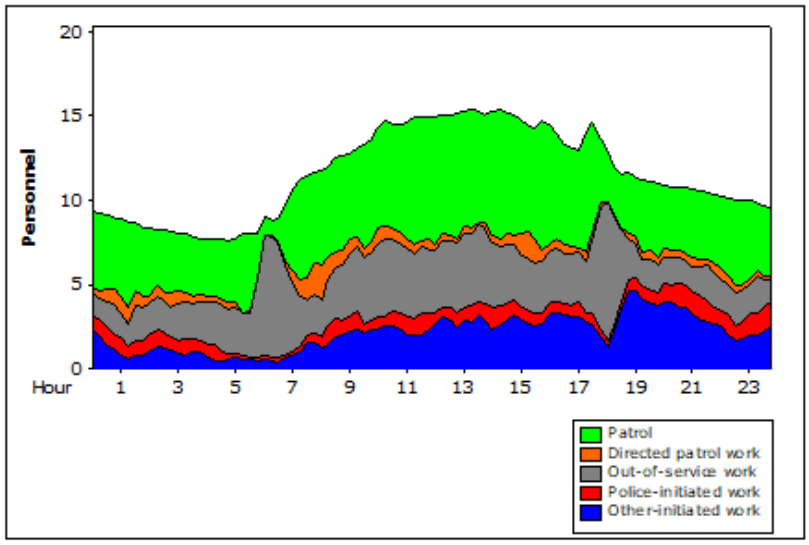
CPSM's team of doctoral level experts in Operations Research in Public Safety have created The ***CPSM Patrol Workload & Deployment Analysis System©*** with the ability to produce detailed information on workload even in those agencies without sophisticated management information systems.

Using the raw data extracted from the police department's CAD system our team converts calls for service into police services workload and then effectively graphs workload reflecting seasonally, weekday / weekend and time of day variables. Using this information, the police department can contrast actual workload with deployment and identify the amount of discretionary patrol time available (as well as time commitments to other police activities.

Police service workload differentiates from calls for service in that calls for service are a number reflecting the incidents recorded. Workload is a time measurement recording the actual amount of police time required to handle calls for service from inception to completion. Various types of police service calls require differing amounts of time (and thus affect staffing requirements). As such, call volume (number of calls) as a percentage of total number of calls could be significantly different than workload in a specific area as a percentage of total workload. The graph below demonstrates this difference in units.

To achieve this, a data analysis of police department workload, staffing and deployment will be conducted. By objectively looking at the availability of deployed hours and comparing those to the hours necessary to conduct operations, staffing expansion and/or reductions can be determined and projected. Additionally, the time necessary to conduct proactive police activities (such as team-led enforcement, directed patrol, community policing and selected traffic enforcement) will be reviewed to provide the city with a meaningful methodology to determine appropriate costing allocation models.

Figure 7: Deployment and Main Workload, Weekdays, Summer



Workload vs. deployment analysis sample

This is one of the ways we show the amount of available, non-committed patrol time compared to workload. As you can see, we break out the various activities, convert them to time and then compare to available manpower. The deployment is based upon actual hours worked.

So, in this example, at noon there are approximately 9 hours of work (including citizen-initiated and officer-initiated calls for services, including traffic) and administrative activities (meals, vehicle, reports, etc.). There are approximately 15 man-hours of available resources meaning that at that hour, on average, of the 15 officers on duty 9 are busy on activities.

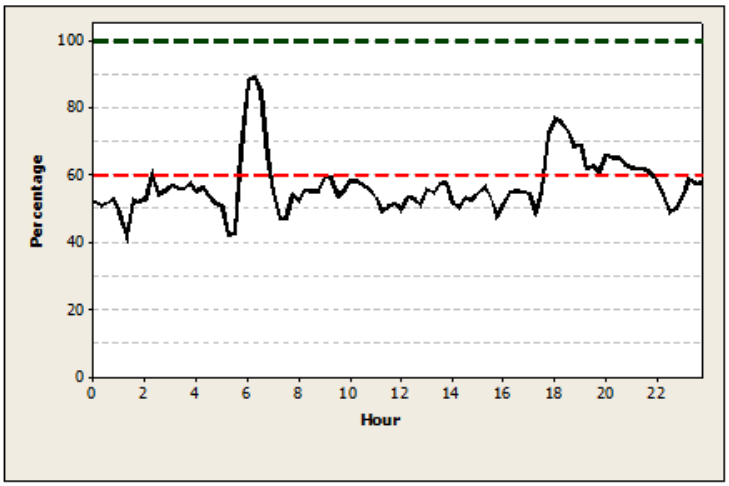
The area shown in green, and brown is uncommitted time. This is the area where staffing decisions impact – it becomes a policy issue as to how much uncommitted time a city wants and is willing to pay for.

CPSM assembles the information on how much "time" is available, what various demands require against that time, and calculates a Saturation Index along with when the 60% is exceeded.

Using this data-driven approach, communities can determine how much un-encumbered time they desire and where they would like that time dedicated. It also allows communities to determine if additional staffing is needed, when, and how much.

The CPSM study will result in the calculation of service demands placed on the department, workload levels, service times for calls for service, and response times. The product of this analysis is the variance between service demands and available personnel, and appropriate recommendations made for staffing levels and an optimal deployment schedule to meet these service demands. This permits exploration of the following questions:

Figure 8: Workload Percentage by Hour, Weekdays, Summer



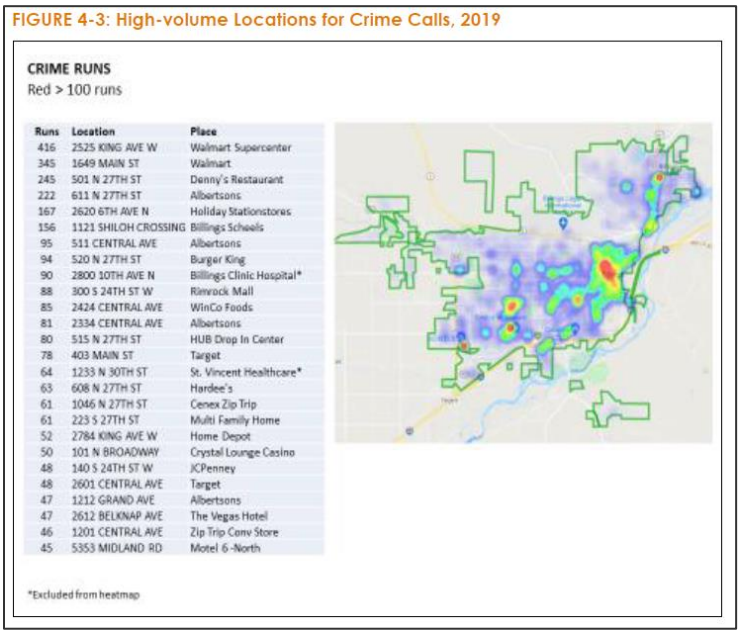
Workload vs. Deployment – Weekdays, Summer

Avg. Workload:	6.5 officers per hour
Avg. % Deployed (SI):	57 percent
Peak SI:	89 percent
Peak SI Time:	6:15 a.m.

- What are the service demands made by the public as measured through the CAD system?
- Based on workload is the alignment of Districts and Divisions appropriate?
- Based on the workload is the shift schedule aligned appropriately and what alternatives to the current shift plan are most efficient?
- How many police officers and supervisors are needed to staff the patrol function to meet the workload demands placed on the agency?
- How long does it take to respond to calls for service (both response time and total time) and what ways are there to reduce these times?
- How many officers are assigned to each call and what are the ways to minimize these assignments?
- What categories of call, and in what frequency, does the agency handle and what measures can be adopted to minimize unnecessary responses?
- How much time is spent on administrative duties?
- How much time is spent on directed patrol activities and specialized enforcement?

In addition to the analysis of patrol operations from the CAD system and workload, the CPSM study will focus on the qualitative aspects of patrol. The study will observe officers on patrol through ride-alongs, interviews, and general observations. We will amass all available documents, plans, and data available to understand the patrol approach in the department. We will observe the special operations teams, the problem/nuisance unit, etc. to evaluate their role within the overall mission of the department and patrol operations. We will evaluate the performance of the units, identify improvement opportunities, and justify and recommend appropriate staffing levels.

FIGURE 4-3: High-volume Locations for Crime Calls, 2019



Our GIS team will use the analyzed data sets to identify high crime locations, high accident locations, and "repeat calls for service" locations.

The CPSM study will also evaluate the implementation of technology on patrol, weapons available, and equipment used with opportunities for improvement.

CPSM advocates community policing as its operational philosophy. The CPSM study would evaluate the implementation of community policing, in quantifiable and anecdotal terms, and identify improvement opportunities where appropriate.

Similarly, the CPSM study would evaluate the relationship of patrol operations with the rest of the department. To what extent does this bureau work, coordinate, and communicate with the other operational and support functions of the department? How should it? What are the strategic, management, and planning functions of the department with regards to the patrol function and how does patrol operations respond to the mission of the organization? How are crime, traffic, disorder, and quality of life problems handled?

III. Investigations

The CPSM study will assess investigations – both reactive and proactive. The CPSM team will explore the following questions:

- Staffing – Are there enough investigators available to handle the workload?
- Workload – What is the workload; how many cases do investigators handle; is the specialization appropriate?
- Case management – Is there an effective case management system in place?
- Effectiveness & Efficiency – How much time does it take to investigate cases? Are victims kept informed? Are cases cleared and offenders held accountable? How much overtime is spent?
- Intelligence – How is intelligence gathered and disseminated (inside and outside the department)? Does the investigations' function make use of intelligence?
- Civilianization opportunities – What are the potential areas for civilianization?
- Technological opportunities – Is technology being leveraged to improve investigations?
- Crime scene – Are crime scenes being processed efficiently, and are appropriate follow-up investigations being conducted?

- Proactive Investigations – the same approach and inquires found in sections above are applied to each specialized investigative unit in the department.
  - Narcotics
  - Violent Offenders
  - Warrants and Fugitives
  - Bombings and Arson
  - Fraud/Cyber crimes
  - All other specialized investigations units

CPSM will essentially evaluate each investigative unit operating in the agency. This evaluation will assess the performance of the unit, how the unit operates within the overall mission of the department, compare operations to best practices in law enforcement, identify improvement opportunities, and identify appropriate staffing levels.

IV. Administration and Support

Once again, CPSM will evaluate every administrative and support unit in the police department. This evaluation will involve:

- Staffing.
- Workload.
- Civilianization possibilities.
- Cost saving opportunities.
- Outsourcing opportunities.
- Best practice comparisons and opportunities for improvement.

Departments across the country are struggling with recruitment, retention, and attracting candidates for sworn positions. We will look at opportunities that the department can use non-sworn personnel for non-criminal activities and keep sworn officers available for calls for service requiring certified officers.

The CPSM team has subject matter experts in police management and administration and will explore administration and support activities in the area of professional standards (Internal investigations, hiring and recruitment, disciplinary system, promotional system), training (both academy and in-service), records management, evaluating the critical, frequent, and high liability policies, facility, fleet, equipment, information technology, property management system, laboratory, planning and research, sick-time management, overtime, communications and dispatch, etc.

In general, we look at every unit identified as a discrete operational/support entity for the following:

- Describe the functions of the unit.
- Evaluate the performance of the unit. In most cases this is a quantitative evaluation, but in units not appropriate for quantification, a qualitative evaluation is provided.
- Identification of improvement opportunities
- An evaluation and justification, and recommendation for appropriate staffing levels.

V. Operation of Evidence and Property

CPSM will conduct a review of the evidence room and evidential processes of the department. We will determine if there is adequate staffing and a technology system for managing property and evidence.

CPSM starts by looking at the intake process: When officers seize property or evidence what occurs next? How are items transported to the evidence facility and what are the next steps? We will look to create totals for the workload of not only the evidence and property but other component functions of the department.

VI. Organizational Culture

During the operational evaluation described above, organizational "themes" emerge. What does the department "think" about providing police service to the community and how do this thinking align with the stated mission and department policies? How does interact with the community and internally with its own members? In general, what is the culture of the organization?

The culture of a police organization reflects its members and the community it serves. Through focus groups, interviews, and observations, the CPSM team will evaluate operational performance and need. This part of the CPSM study is critical to the overall success of the project as it provides a better understanding of the police department and how the workload, staffing, and community dynamics shape the mission, goals, operations, and needs of the organization. In addition, as an option, every member of the department can be given the opportunity to participate in an anonymous survey.

PROPOSED FEES

The quotation of fees and compensation shall remain firm for a period of 90 days from this proposal submission.

CPSM will conduct the analysis of the police department for $78,500 exclusive of travel. The project would be billed in three installments: 40% upon contract signing; 40% with delivery of the draft police data analysis; and the remaining 20% with delivery of the draft final report. Following delivery of the draft reports, the city will have 30 days to provide comments as to accuracy, and a final report will be delivered within 30 days of the comment period.

CPSM will bill travel expenses at actual cost with no overhead or administrative fees applied.

Draft reports will be provided for department review in electronic format.

To be ecologically friendly, CPSM will deliver the final report in computer readable material either by email, CD or both. The final reports will incorporate the operational findings? as well as data analysis. Should the municipality desire additional copies of the report, CPSM will produce and deliver whatever number of copies is requested, which will be invoiced at cost.

Should the local government desire additional support or in-person presentation of findings, CPSM will assign staff for such meetings at a cost of $2,500 per day/per person plus travel expenses.

CONCLUSION

Part of ICMA's mission is to assist local governments in achieving excellence through information and assistance. Following this mission, Center for Public Safety Management, LLC acts as a trusted advisor, assisting local governments in an objective manner. CPSM's experience in dealing with public safety issues combined with its background in performance measurement, achievement of efficiencies, and genuine community engagement, makes CPSM a unique and beneficial partner in dealing with issues such as those being presented in this proposal. We look forward to working with you further.

CONTRACT FOR INDEPENDENT CONTRACTOR/PROFESSIONAL SERVICES

THIS CONTRACT is made as of the _____day of _____, 2024 by and between the City of Fort Pierce, a municipal corporation of the State of Florida, (hereinafter "the CITY"), and the Center for Public Safety Management, LLC (CPSM) the exclusive provider of public safety technical assistance for the International City/County Management Association, a Domestic Limited Liability Company, organized under the laws of the District of Columbia whose principal office is located at 475 K Street, NW, Suite 702, Washington, D.C. 20001, (hereinafter "the CONTRACTOR") and whose Federal I.D. number is 46-5366606.

WHEREAS, the CITY desires to retain the CONTRACTOR, and the CONTRACTOR desires to be retained, pursuant to the proposal scope of services attached hereto as Exhibit "A" and incorporated herein in its entirety;

NOW, THEREFORE, in consideration of the mutual promises contained herein, the CITY and the CONTRACTOR agree as follows:

ARTICLE 1 - SERVICES

The services to be rendered by CONTRACTOR under this Contract are set forth in Exhibit "A" (proposal) attached hereto.

ARTICLE 2 - SCHEDULE

The schedule for services to be rendered by CONTRACTOR is set forth in Exhibit "A" (The Proposal) attached hereto. The Project Launch date as described in Exhibit A shall be _____.The project and final deliverables shall be completed per the schedule in Exhibit "A", which is approximately one hundred thirty-five (135) days after this Agreement is fully executed, subject to a mutually agreeable extension if necessary. The delivery of an "Operations" and "Data Analysis" draft report shall indicate conclusion of the work anticipated in the proposal. Following delivery of the draft reports, the CITY shall have 30 days to submit any changes it finds prudent or necessary. Sixty days from the delivery of the draft reports, the final report shall be produced and transmitted electronically. Both of these time periods shall be in addition to the time period for conducting the analysis and will not require extensions of the contract. The CITY may elect to engage optional language in the contract to request a final in-person presentation which shall be done outside of the time parameters of this contract.

ARTICLE 3 - PAYMENTS TO CONTRACTOR

Invoices shall be due and payable upon receipt. Payments received more than 30 days after invoice date will incur a 2% late fee. Payment by the CITY under this Contract shall be governed by Exhibit "A".

Payments by direct deposit (preferred method) shall be sent to the account identified by CONTRACTOR in writing.

Payments by check to the CONTRACTOR shall be sent to:

CPSM
2316 Delaware Avenue #326
Buffalo, NY 14216

Invoices to the CITY should be sent to:

Name:	Nicholas C. Mimms, City Manager
Address:	City of Fort Pierce 100 North US Hwy 1 Fort Pierce, FL 34950
Email:	nmimms@cityoffortpierce.com
Phone:	(772) 467-3793

ARTICLE 4 - TERMINATION

Unless the CONTRACTOR is in breach of the Contract, the CONTRACTOR shall be paid for services rendered to the CITY's satisfaction through the date of termination. This is a legal-binding contract and cannot be terminated without cause. After receipt of a termination notice and except as otherwise directed by the CITY, the CONTRACTOR shall:

A. Stop work on the date and to the extent specified;
B. Transfer all work in process, completed work, and other materials related to the terminated work to the CITY; and
C. Continue and complete all parts of the work that have not been terminated.

ARTICLE 5 - PERSONNEL

The CONTRACTOR is, and shall be, in the performance of all work, services and activities under this Contract, an independent contractor, and not an employee, or agent of the CITY. All persons engaged in any of the work or services performed pursuant to this Contract shall at all times, and in all places, be subject to the CONTRACTOR's sole direction, supervision, and control. The CONTRACTOR shall exercise control over the means and manner in which it and its employees perform the work, and in all respects the CONTRACTOR's relationship and the relationship of its employees to the CITY shall be that of an independent contractor and not as employees or agents of the CITY.

The CONTRACTOR represents that it has, or will secure at its own expense, all necessary personnel required to perform the services under this Contract. Such personnel shall not be employees of or have any contractual relationship with the CITY, nor shall such personnel be entitled to any benefits of the CITY including, but not limited to, pension, health and workers' compensation benefits.

The CONTRACTOR warrants that all services shall be performed by skilled and competent personnel consistent with applicable technical and professional standards in the field.

ARTICLE 6 - AVAILABILITY OF FUNDS

The CITY's elected body has appropriated sufficient funds in the operating budget(s) for which the work to be performed will occur and until the contract has been fully executed.

ARTICLE 7 - INSURANCE REQUIREMENTS

The CONTRACTOR will be required to provide certificates of insurance showing that it carries, or has in force, automobile liability insurance, general liability insurance and professional liability insurance. Limits of liability for automobile liability insurance shall be, at a minimum, $1,000,000.00 combined single limit. Limits of liability for general liability insurance shall be, at a minimum, $1,000,000.00 per occurrence, $1,000,000.00 personal and advertising injury, $1,000,000.00 general aggregate and $1,000,000.00 products/completed operations aggregate. General liability insurance will include coverage for contractually assumed liability. Limits of liability for professional liability insurance shall be, at a minimum, $1,000,000.00 per occurrence/claim and $1,000,000.00 aggregate. If the general liability insurance coverage and/or the professional liability insurance coverage is on a claims-made basis, the CONTRACTOR will maintain coverage in force for a period of two (2) years following the termination of the contract at the limits specified in this paragraph. The CONTRACTOR is responsible for the payment of any deductibles or self-insured retentions.

The CITY will be named as additional insured under the CONTRACTOR's general liability insurance and automobile liability insurance policies.

The CONTRACTOR agrees to indemnify, hold harmless, and defend the CITY, its officials, representatives, agents, servants, and employees from and against any and all claims, actions, lawsuits, damages, judgments, liability and expense, including attorneys fees and litigation expenses, in whole or in part arising out of, connected with, or in any way associated with the activities of the CONTRACTOR, its employees, or its sub-contractors in connection with the work to be performed under this contract.

ARTICLE 8 - SUCCESSORS AND ASSIGNS

The CITY and the CONTRACTOR each binds itself and its partners, successors, executors, administrators and assigns to the other party and to the partners, successors, executors, administrators and assigns of such other party, in respect to all covenants of this Contract. Except as stated above, neither the CITY nor the CONTRACTOR shall assign, sublet, convey or transfer its interest in this Contract without the written consent of the other. Nothing herein shall be construed as giving any rights or benefits hereunder to anyone other than the CITY and the CONTRACTOR.

ARTICLE 9 – LAW GOVERNING THIS CONTRACT

The Contract shall be governed by the laws of the State of Florida. Any and all legal action necessary to enforce the Contract will be held in Saint Lucie County. No remedy herein conferred upon any party is intended to be exclusive of any other remedy, and each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law, in equity, by statute or otherwise. No single or partial exercise by any party of any right, power, or remedy hereunder shall preclude any other or further exercise thereof.

Dispute Resolution

In case of a dispute regarding the interpretation of any part of this Contract, the Parties shall use their best efforts to arrive at a mutually acceptable resolution. The CONTRACTOR shall proceed diligently with its performance of the work under this Contract pending the final resolution of any dispute arising or relating to this Contract. The Client shall continue

to pay the CONTRACTOR for its performance under the Contract except for those items related to the dispute.

ARTICLE 10 - CONFLICT OF INTEREST

The CONTRACTOR represents that it has no interest and shall acquire no interest, either direct or indirect, which would conflict in any manner with the performance of services required.

CONTRACTOR employees, subject matter experts, or subcontractors may undertake outside professional activities provided such activity and involvement does not conflict or interfere with this Contract. In addition, employees, subject matter experts, or subcontractors will not directly or indirectly, alone or with others, engage in or have any interest in any person, firm, or entity that engages in any business activity that is competitive with the business performed under this Contract.

ARTICLE 11 - EXCUSABLE DELAYS

The PARTIES shall not be considered in default by reason of any failure in performance if such failure arises out of causes reasonably beyond the control of the PARTIES and without their fault or negligence. Such causes include, but are not limited to: acts of God; natural or public health emergencies; and abnormally severe and unusual weather conditions.

Upon either PARTY'S request, the other PARTY shall consider the facts and extent of any failure to perform the work and, if the PARTY'S failure to perform was without its fault or negligence, the Contract Schedule and/or any other affected provision of this Contract shall be revised accordingly to a newly agreed upon timeline. It shall be the responsibility of the PARTIES to notify the other PARTY promptly in writing whenever a delay is anticipated or experienced, and to inform the other PARTY of all facts and details related to the delay.

ARTICLE 12 - DISCLOSURE AND OWNERSHIP OF DOCUMENTS

All written and oral information not in the public domain or not previously known, and all information and data obtained, developed, or supplied by the CITY or at its expense will be kept confidential by the CONTRACTOR and will not be disclosed to any other party, directly or indirectly, without the CITY's prior written consent unless required by a lawful order. All drawings, maps, sketches, programs, data base, reports and other data developed, or purchased, under this Contract for or at the COUNTY's expense shall be and remain the CITY property and may be reproduced and reused at the discretion of the CITY.

All covenants, agreements, representations and warranties made herein, or otherwise made in writing by any party pursuant hereto, including but not limited to any representations made herein relating to disclosure or ownership of documents, shall survive the execution and delivery of this Contract and the consummation of the transactions contemplated hereby.

ARTICLE 13 - NONDISCRIMINATION

The CONTRACTOR warrants and represents that all of its employees are treated equally during employment without regard to race, color, religion, disability, sex, age, national origin, ancestry, marital status, and sexual orientation.

ARTICLE 14 - ENFORCEMENT COSTS

If any legal action or other proceeding is brought for the enforcement of this Contract, or because of an alleged dispute, breach, default or misrepresentation in connection with any provision of this Contract, the successful or prevailing party will be entitled to recover reasonable attorney's fees, court costs and all expenses (including taxes) even if not taxable as court costs (including, without limitation, all such fees, costs and expenses incident to appeals), incurred in that action or proceeding, in addition to any other relief to which such party may be entitled.

ARTICLE 15 - SEVERABILITY

If any term or provision of this Contract, or the application thereof to any person or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of this Contract, or the application of such terms or provision, to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected, and every other term and provision of this Contract shall be deemed valid and enforceable to the extent permitted by law.

ARTICLE 16 - ENTIRETY OF CONTRACTUAL AGREEMENT

The CITY and the CONTRACTOR agree that this Contract together with the Exhibits hereto, sets forth the entire agreement between the parties, and that there are no promises or understandings other than those stated herein. None of the provisions, terms and conditions contained in this Contract may be added to, modified, superseded or otherwise altered, except by written instrument executed by the Parties hereto in accordance with Article 17 - Modification and Changes. In the event of any conflict or inconsistency between this Contract and the provisions in the incorporated Exhibits, the terms of this contract will supersede and prevail over the terms in the incorporated Exhibits.

ARTICLE 17 – MODIFICATIONS AND CHANGES

Only the **CITY's Contracting Officer** or his/her representative has authority to issue modifications to this Contract that materially change or modify any of the specifications, terms, or conditions of this Contract.

Only the **CITY's Contracting Officer** may, by written order, make changes within the scope of work of this contract including but not limited to any one or more of the following: (a) description of services to be performed; and (b) period of performance.

No change order shall be binding unless so issued by the **CITY's Contracting Officer** in writing and, until approved by the **CONTRACTOR'S** Contracting Administrator or their designated representative unless they are of an administrative matter.

ARTICLE 18 - NOTICE

All notices given under this Contract shall be sent by certified mail, return receipt requested, and if sent to the CITY shall be mailed to:

Nicholas C. Mimms, City Manager
City of Fort Pierce
100 North US Hwy
Fort Pierce, FL 34950

With a Copy to:

City Attorney
100 North US Hwy
Fort Pierce, FL 34950

and if sent to the CONTRACTOR shall be mailed to:

Director of Research & Project Development
Center for Public Safety Management, LLC
475 K Street NW, Suite 702
Washington, DC 20001

ARTICLE 19 – E-VERIFY

All requirements of Section 448.095, Florida Statutes, shall be complied with by CONTRACTOR. In accordance with, Section 448.095, Florida Statutes, CONTRACTOR shall register with and utilize the E-Verify System operated by the United States Department of Homeland Security to verify the employment eligibility of all new employees hired during the term of the Agreement and shall expressly require any subcontractors performing work or providing services pursuant to this Agreement to likewise utilize the E-Verify System to verify the employment eligibility of all new employees hired by the subcontractor during the term of this Agreement. If CONTRACTOR enters into a contract with a subcontractor performing work or providing services on its behalf, CONTRACTOR shall also require the subcontractor to provide an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Information on registration for and use of the E-Verify System can be obtained via the internet at the Department of Homeland Security Web site: http://www.dhs.gov/E-Verify. CONTRACTOR shall, upon request, provide evidence of compliance with this provision to the Licensee. A contract terminated pursuant to Section 448.095 is not a breach of contract and may not be considered as such. If the Licensee terminates this contract with a contractor, the contractor may not be awarded a public contract for at least 1 year after the date on which the contract was terminated. CONTRACTOR is liable for any additional costs incurred by the City as a result of the termination of this contract under Section 448.095, Florida Statutes.

ARTICLE 20 – PUBLIC RECORDS

The City strictly adheres all statutes, court decisions and the opinions of the Florida Attorney General with respect to disclosure of public information under Chapter 119, Florida Statutes, Contractor shall comply with Florida Public Records law under Chapter 119, F.S. Records made or received in conjunction with this Agreement are public records Under Florida law, as defined in Section 119.011 (12), Florida Statutes. CONTRACTOR shall keep and maintain public records required by the City to perform the services under this Agreement. If CONTRACTOR meets the definition of "Contractor" found in Section 119.0701 (1) (1) (a) F.S. (i.e., an individual, partnership, corporation, or business entity that enters into a contract for services with a public agency and is acting on behalf of the public agency), then the following requirements apply:

1. Keep and maintain public records required by the public agency to perform the service.
2. Upon request from the public agency's custodian of public records, provide the public agency with a copy of the requested records or allow the records to be inspected or

copied within a reasonable time at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law.

3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the public agency.
4. Upon completion of the contract, transfer, at no cost, to the public agency all public records in possession of the contractor or keep and maintain public records required by the public agency to perform the service. If the contractor transfers all public records to the public agency upon completion of the contract, the contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the contractor keeps and maintains public records upon completion of the contract, the contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the public agency, upon request from the public agency's custodian of public records, in a format that is compatible with the information technology systems of the public agency.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS THROUGH THE CITY CLERK AT 772-467- 3065, lcox@cityoffortpierce.com, 100 North U.S. Hwy 1,Fort Pierce, FL 34950.

ARTICLE 20 – SOVEREIGN IMMUNITY

Nothing contained in this Contract shall be deemed or otherwise interpreted as waiving the City's Sovereign Immunity protections existing under the laws of the State of Florida, or as increasing the limits of liability as set forth in Section 768.28, Florida Statutes.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Parties hereto have executed this contract, the day and year first above written.

ATTEST:

Linda Cox, City Clerk

CITY OF FORT PIERCE:

Linda Hudson, Mayor

Date:

APPROVED AS TO FORM AND CORRECTNESS:

Sara Hedges, City Attorney

WITNESSES:

By: Sheri L. Davis
Name: Sheri Davis
Address: 475 K Street NW Washington DC

By: Shauntay Mitchell
Name: Shauntay Mitchell
Address: 475 K Street NW Washington DC

CENTER FOR PUBLIC SAFETY MANAGEMENT, LLC (CPSM):

Leonard Matarese

Leonard A. Matarese, Managing Partner

Date: 8-12-24

CITY OF FORT PIERCE
AFFIDAVIT REGARDING THE USE COERCION FOR LABOR OR SERVICES

Vendor name: CENTER FOR PUBLIC MANAGEMENT, LLC

Authorized Representative's Name and Title: ETHAN MATARESE. ADMINSITRATIVE DIRECTOR

Address: 475 K STREET, NW. 702

City: WASHINGTON State: DC Zip Code: 20001

Phone Number: 716-969-1360 Email Address: EMATARESE@CPSM.US

Section 787.06(13), Florida Statutes, requires all nongovernmental entities executing, renewing, or extending a contract with a governmental entity to provide an affidavit signed by an officer or representative of the nongovernmental entity under penalty of perjury that the nongovernmental entity does not use coercion for labor or services as defined in that statute. As the person authorized to sign on behalf of Vendor, I certify that the company identified does not:

1. Use or threaten to use physical force against any person;
2. Restrain, isolate, or confine or threaten to restrain, isolate, or confine any person without lawful authority and against her or his will;
3. Use lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or services are not respectively limited and defined;
4. Destroy, conceal, remove, confiscate, withhold, or possess any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
5. Cause or threaten to cause financial harm to any person;
6. Entice or lure any person by fraud or deceit; or
7. Provide a controlled substance as outlined in Schedule I or Schedule II of section 893.03, Florida Statutes, to any person for the purpose of exploitation of that person.

Under penalties of perjury, I declare that I have read the foregoing document and that the facts stated in it are true.

By: ETHAN MATARESE	ETHAN MATARESE, ADM. DIRECTOR	8/13/2024
Authorized Signature	Printed Name and Title	Date

STATE OF ~~FLORIDA~~ Texas

COUNTY OF ~~ERIE~~ Kerr

Sworn (or affirmed) and subscribed before me by means of ☐ physical presence or ☑ online notarization

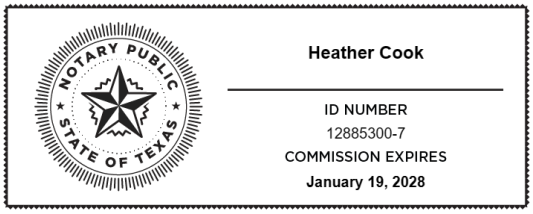
this 13th day of August, 2024 by ETHAN MATARESE, who is

☐ personally known or
☑ produced identification (ID produced: DRIVER LICENSE).

Notary Public Signature: _____ (Seal)

Print Name: Heather Cook My Commission Expires: 01/19/2028

Electronically signed and notarized online using the Proof platform.



City Commission Regular Meeting - 5:05 pm **11. b.**

Meeting Date: 08/19/2024

Re: Approval of Indian River Drive Mural Artist Services Agreement

Submitted For: Audria Moore, Special Projects Coordinator, City Manager

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SUBJECT:

Approval Indian River Mural Artist Service Agreement with Sean Coffey in the amount of $23,705.00 for a mural to be located on the west side of the wall along Northbound Indian River Drive, between Citrus Avenue and Atlantic Avenue.

SUMMARY:

In May 2024, a Call for Artists was issued for the creation of a mural along the wall, located on Indian River Driver, between Citrus and Atlantic avenues. After reviewing submissions in June, staff presented the mural design of the selected artist, Sean Coffey, to the Arts & Culture Board for consideration for the Art In Public Places initiative. The Arts & Culture Board first considered this site for a mural in 2020.

The selected artist, Sean Coffey, proposed creating a mural on City-owned property along the west side of Northbound Indian River Drive (County Road 707), starting near Citrus Avenue and ending near St. Andrew's. The Arts & Culture Board worked closely with the artist to develop the final concept. Titled 'Moving Through Time,' Mr. Coffey's mural will depict significant historical moments from Fort Pierce's history. Mr. Coffey has agreed to proceed with the mural under an agreement with the City of Fort Pierce.

RECOMMENDATION:

Staff recommends approval of the artist service agreement.

ALTERNATIVES:

Approve, revise or deny the mural artist service agreement.

RESPONSIBLE STAFF:

Audria V. Moore, Special Projects Coordinator

COORDINATED WITH:

City Attorney's Office
Purchasing Division

Fiscal Impact

Budgeted Y/N:	N
Fiscal Year:	2024
Account:	519-000-0000-549875

Amount: $23,705.00

OTHER INFORMATION:

The projected budget for this project is $23,705.00. The Art in Public Places restricted fund (100-1111-519-000-0000-549875) will be used to cover the costs associated with completing the Indian River Drive Mural.

Attachments

City Attorney Approval Memo
Mural Artist Services Agreement
Human Trafficking Affidavit

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	08/13/2024 11:51 AM
City Manager	Nick Mimms	08/13/2024 11:51 AM

Form Started By: Audria Moore Started On: 07/30/2024 02:20 PM
Final Approval Date: 08/13/2024

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

TO:	AUDRIA MOORE, SPECIAL PROJECTS COORDINATOR, CITY MANAGER
FROM:	ANDREA H. DUENAS, ASSISTANT CITY ATTORNEY AHD
THROUGH:	SARA HEDGES, CITY ATTORNEY *SH*
RE:	REVIEW INDIAN RIVER DRIVE MURAL ARTIST SERVICES AGREEMENT
CAO RLS FILE:	24-267 (2ND FOLLOW-UP)
DATE:	AUGUST 2, 2024

This Request for Legal Services seeks review of an Artist Services Agreement between the City and Sean Coffee for installation of a mural on a wall along Indian River Drive.

In the initial submission, Risk Management added several paragraphs to address insurance concerns and this Office added language regarding E-Verify.

In the 1st follow-up submission, the Agreement was amended to address the Artist's potential inability to secure the insurance. In addition, this Office advised that the Artist would be required to sign a Sex Tracking Affidavit pursuant to a new provision added to Florida Statutes section 787.06(13).

In this 2nd follow-up submission, the Department requested removal of the bond requirements. Because the contract is less than $50,000, bond is not required under Fort Pierce Code Section 2—442(b)(1)(a). Additionally, you have confirmed with the Purchasing Manager that a bond is not required. Accordingly, the Agreement has been revised again eliminating the bond requirement.

I also made formatting changes, corrected the page numbering, and fixed a scrivener's error in the Compensation Paragraph (fixed fee amount).

I have uploaded a Redline version of the Second Amended Agreement and also a "changes accepted" version for your convenience. With these changes, the Second Amended Agreement is approved.

PLEASE NOTE: The Exhibit A1-A2 **must be attached when circulating the Agreement for signatures.

/ahd

City of Fort Pierce
Mural Program
Artist Services Agreement

This Agreement is made and entered into this ___ day of_____, 20__, by and between the **City of Fort Pierce, a Florida municipal corporation,** (hereinafter referred to as "City") and **Sean Coffey** (hereinafter referred to as "ARTIST").

WHEREAS, the CITY has approved a recommendation to commission the ARTIST to create public mural art located on City owned property along the wall on the west side of Northbound Indian River Drive (County Road 707) beginning at or about Citrus Avenue and ending at or about St. Andrew's in Fort Pierce, Florida (such public art hereinafter referenced as "Work of Art") as more fully set forth in the conceptual designs provided in the attached Exhibit A1-A2; and

WHEREAS, the ARTIST is willing and able to create the Work of Art for the CITY on the terms and conditions set forth below; and

WHEREAS, the CITY and ARTIST wish to enter into this Agreement for the ARTIST's services for the project.

NOW THEREFORE, in consideration of the mutual covenants hereinafter contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

SCOPE OF SERVICES

1. The ARTIST hereby agrees to execute and install the Work of Art in accordance with the Conceptual Design Proposal ("Proposal") attached hereto) as "Exhibit A1-A2", which is incorporated herein by this reference in its entirety.
2. The name of the Work of Art is "Moving Through Time". The Location of the Work of Art shall be on City owned property along the wall on the west side of Northbound Indian River Drive (County Road 707) beginning at or about Citrus Avenue and ending at or about St. Andrew's, Fort Pierce, Florida. The type of work shall be a Mural whose design, materials, and creation shall be in accordance with the Proposal.
3. The Work of Art shall be completed within two (2) months of the effective date.
4. The effective date of this Agreement shall be upon execution of the Agreement by the parties.
5. Prior to commencing work on the Work of Art, the ARTIST shall prepare and submit to the CITY final drawings and any other renderings including but not limited to graphic materials of the Work of Art and shall obtain CITY's approval for completion and installation of the

work described in the Proposal.

6. The ARTIST shall perform or provide all services, and furnish all supplies, materials and equipment necessary for the design, execution, fabrication and installation of the Work of Art, in accordance with the Proposal. Services shall also include the application of sealant or a protective mural coat to prevent fading, scuffs, or marks on the Work of Art.
7. The ARTIST must inspect and report any deficiencies identified on the wall space they will be painting on to the CITY before beginning the artwork. Deficiencies are issues that can inhibit the artist from properly applying the artwork, issues such as chipped paint, surface debris, etc. It will be the sole responsibility of the CITY to correct any deficiencies before the artwork can begin. It shall be in CITY'S sole decision whether to correct any deficiencies. If, however, CITY decides not to correct any deficiencies and the ARTIST determines the Work of Art cannot proceed, the CITY and/or ARTIST may terminate this Agreement with written notice to the other Party. Any monies paid will be reimbursed by ARTIST to CITY within seven (7) days.

COMPENSATION

1. The CITY shall pay the ARTIST a fixed fee of $23,705.00, which shall constitute full compensation for services to be performed in the creation of the Work of Art.
2. The method of payment of fees shall be as follows:

   Upon signing the Agreement, the CITY shall provide a down payment to the ARTIST equaling $11,852.00 followed by the balance of the fixed fee of $11,853.00 following final inspection verifying completion of Work of Art.

3. The CITY reserves the right to inspect the progress of the Work of Art during the creation thereof. The CITY further reserves the right to request written updates from the ARTIST on progress toward completion of the Work of Art.
4. All work under this Agreement shall be completed in compliance with all applicable Code of Ordinance provisions of the City of Fort Pierce as well as all Laws of the State of Florida and Codes of St. Lucie County, Florida.
5. ARTIST may not transfer or subcontract the creative or artistic portions of the Work of Art to another party without the prior written approval of the CITY.
6. ARTIST warrants that the work covered in this Agreement shall be the result of the artistic effort of the ARTIST and that the Work of Art shall be unique. The ARTIST shall deliver the Work of Art free and clear of any liens, claims, or other encumbrances of any type arising from the acts of the ARTIST.
7. The ARTIST warrants that the Work of Art shall be free of defects in material and workmanship and that the ARTIST shall, at his expense, correct any such defects which appear for a period of one (1) year from final acceptance of the Work of Art.
8. It is understood that the product produced by the ARTIST is intended to be a Work of Art. Any use by the CITY of the Work of Art for any purpose other than adornment of the placed site will void any warranties made by the ARTIST.

9. The ARTIST shall bear the full risk of loss of damage to the Work of Art until all services have been completed and the Work of Art has been accepted by the CITY. The ARTIST will take such measures as are necessary to protect the Work of Art from loss or damage until the completed Work of Art has been accepted by the CITY.

INDEMNIFICATION AND INSURANCE REQUIREMENTS

INDEMNIFICATION

Except for expenses or liabilities arising from the negligence of the CITY, the ARTIST hereby expressly agrees to indemnify and hold the CITY harmless against any and all expenses and liabilities arising out of the performance or default of this Contract as follows:

ARTIST shall indemnify and hold harmless, to the maximum extent permitted by law, the CITY and their officials, officers and employees from and against any and all liability, damages, losses, (whether in contract or in tort, including personal injury, accidental death or property damage, and regardless, of whether the allegations are false, fraudulent or groundless), and costs (including reasonable attorney fees, litigation, arbitration, mediation, appeal expenses) to the extent caused by the negligence, recklessness or intentional wrongful misconduct of the ARTIST and persons employed by or utilized by the ARTIST in ARTIST's performance of this Contract.

ARTIST's obligation to indemnify and hold harmless shall remain in effect and shall be binding upon ARTIST whether such injury or damage shall accrue, or may be discovered, before or after termination of this Contract.

ARTIST's failure to comply with this section's provisions shall constitute a material breach upon which the CITY may immediately terminate or suspend this Contract.

INSURANCE REQUIREMENTS

The ARTIST shall, at his own expense, procure and maintain, with insurers acceptable to the CITY, the types and amounts of insurance conforming to the minimum requirements set forth herein. The ARTIST shall not commence work until the required insurance is in force and evidence of insurance acceptable to the CITY has been provided to and approved by the CITY. As evidence of compliance with the insurance required herein, ARTIST shall furnish the CITY with:

(a) A fully completed satisfactory Certificate of Insurance (ACORD Form 25 or equivalent) evidencing all coverage required herein, with a copy of the actual notice of cancellation endorsement(s) as issued on the policy(ies) and a copy of the actual additional insured endorsement as issued on the Commercial General Liability policy, signed by an authorized representative of the insurer(s) verifying inclusion of the CITY OF FORT PIERCE and their respective members, officials, officers and employees as additional insureds in the Commercial General Liability coverage;

(b) The original of the policy(ies); or

(c) Other evidence satisfactory to the CITY.

Until such insurance is no longer required by this Contract, ARTIST shall provide the CITY with renewal or replacement evidence of insurance at least thirty (30) days prior to the expiration or termination of such insurance.

To the extent ARTIST is permitted to and elects to sub-contract any of the work performed under this Contract, ARTIST will require all subcontractors to provide insurance coverage complying with the requirements set forth herein and will provide the CITY with evidence of such coverage prior to the commencement of the subcontractor's work.

If ARTIST is unable or unwilling to procure any of the insurances listed below, to include Pollution Legal Liability, ARTIST hereby agrees to be responsible for any and all claims, damages, awards, and coverage that would have been covered by insurance, to include, but not limited to attorney's fees and legal fees. ARTIST further agrees to indemnify and hold harmless the CITY, their officials, officers and employees for any and all claims, damages, and awards resulting from negligence, omissions, or intentional acts of the ARTIST or any subcontractor that would have been covered by insurance outlined below that ARTIST failed to obtain. Further, ARTIST agrees to be solely responsible for any and all claims, damages, awards, and coverage against ARTIST resulting from negligence, omissions, or intentional acts by ARTIST that would have been covered by insurance outlined below.

Workers' Compensation Insurance/Employer's Liability Insurance

Such insurance shall be no more restrictive than that provided by the Standard Workers' Compensation Policy, as filed for use in Florida by the National Council of Compensation Insurance (NCCI), without restrictive endorsements, other than any endorsement required by NCCI or the State of Florida. In addition to coverage for the Florida Workers' Compensation Act, where appropriate, coverage is to be included for the Federal Employer's Liability Act and any other applicable Federal or State law. The minimum amount of coverage (inclusive of any amount provided by an umbrella or excess policy) shall be:

Part One:	Statutory
Part Two:	$1,000,000 Each Accident
	$1,000,000 Disease – Policy Limit
	$1,000,000 Disease – Each Employee

The policy must be endorsed to waive the insurer's right to subrogation against the CITY, and their respective officials, officers and employees in the manner which would result from the attachment of NCCI's Waiver of Our Right to Recover From Others Endorsement (Advisory Form WC 00 03 13) with the CITY, and their respective officials, officers and employees scheduled thereon.

Commercial General Liability Insurance

Such insurance shall be no more restrictive than that provided by the latest edition of the standard Commercial General Liability Form (Form CG 00 01) as filed for use in the State of Florida by the Insurance Services Office (ISO), without any restrictive endorsements other than those which are required by the State of Florida or those which under an ISO filing must be attached to the policy (i.e., mandatory endorsements).

The CITY, and their respective officials, officers and employees shall be included as an "Additional Insureds" on a form no more restrictive than ISO Form (CG 20 10, Additional Insured – Owners, Lessees, or Contractors – Scheduled Person or Organization Endorsement) and ISO Form CG 20 37 (Additional Insured – Owners, Lessees or Contractors-Completed Operations). The minimum limits (inclusive of amounts provided by an umbrella or excess policy) shall be:

$2,000,000 General Aggregate
$2,000,000 Products/Completed Operations Aggregate
$1,000,000 Personal and Advertising Injury
$1,000,000 Each Occurrence

ARTIST shall continue to maintain products/completed operations coverage in the amounts stated above for a period of three (3) years after the final completion of the Work. The insurance shall be on a form no more restrictive than, and shall cover those sources of liability which would be covered by Coverage A of the latest occurrence form edition of the Commercial General Liability Coverage Form (ISO Form CG 00 01), or of the occurrence Products/Completed Operations Liability Coverage Form (ISO Form CG 00 37), as filed for use in the State of Florida by ISO, without any restrictive endorsements other than those which, under an ISO filing, must be attached to the policy (i.e., mandatory endorsements).

Automobile Liability Insurance

Such insurance shall be no more restrictive than that provided by Section II (Liability Coverage) of the most recent version of the standard Business Auto Policy (ISO Form CA 00 01) without restrictive endorsements other than those required by the State of Florida or those under which an ISO filing must be attached to the policy (i.e., mandatory endorsements). The policy shall include coverage for liability contractually assumed, and shall cover all owned, non-owned, and hired autos used in connection with the performance of the work. Such insurance shall not be subject to any aggregate limit and the minimum limits (inclusive of any amounts provided by an umbrella or excess policy) shall be:

$1,000,000 Each Occurrence – Bodily Injury and Property Damage Combined

Pollution Legal Liability

Any entity hired to perform services as part of this contract for environmental or pollution related concerns shall maintain Contractor's Pollution Liability coverage. Such insurance shall cover ARTIST for liability resulting from pollution or other environmental impairment arising out of, or in connection with, work performed under this Contract, or which arises out of, or in connection with this Contract, including coverage for clean-up of pollution conditions and third party bodily injury and property damage claims arising from pollution conditions. Such insurance shall also include transportation coverage and non-owned disposal site coverage.

Coverage must either be on an occurrence basis; or if on a claims-made basis, the coverage must respond to all claims reported with three years following the period for which coverage is required and which would have been covered had the coverage been on an occurrence basis.

The insurance shall include the CITY, and their respective officials, officers and employees as additional insureds.

The minimum limits (inclusive of any amounts provided by an umbrella or excess policy) shall be:

$1,000,000 Per Loss
$2,000,000 Annual Aggregate

General Conditions

The insurance provided by ARTIST shall apply on a primary basis to any insurance or self insurance maintained by the CITY. Any insurance or self-insurance maintained by the CITY shall be excess of, and shall not contribute with, the insurance provided by ARTIST.

Except as otherwise specifically authorized in this Agreement, or for which prior written approval has been obtained hereunder, the insurance maintained by ARTIST shall apply on a first dollar basis without application of a deductible or self-insured retention. Under limited circumstances, the CITY may permit ARTIST to self-insure, in whole or in part, one or more of the insurance coverages required by

this Agreement. All applicable deductibles and self-insured retentions must be disclosed to and approved by the CITY prior to being used to satisfy any of the insurance requirements contained herein. ARTIST shall pay on behalf of the CITY, or their respective officials, officers, and employees any deductible or self-insured retention applicable to a claim against the CITY, or their respective officials, officers, and employees.

All policies of insurance provided by the ARTIST shall be endorsed to provide that the Insurer waives its rights against the CITY of Fort Pierce and their members, officials, officers, and employees.

Compliance with these insurance requirements shall not limit the liability of ARTIST. Any remedy provided to the CITY by the insurance provided by ARTIST or the CITY shall be in addition to and not in lieu of any other remedy (including, but not limited to, as an indemnitee of ARTIST) available to the CITY under this Agreement or otherwise.

All insurance policies provided by the ARTIST shall be endorsed to provide the CITY with thirty (30) days' prior written notice of cancellation.

Neither approval nor failure to disapprove insurance furnished by ARTIST shall relieve ARTIST from responsibility to provide insurance as required by this Agreement.

Certificates of Insurance must be completed as follows:

1. **Certificate Holder**

   City of Fort Pierce
   Attention: Risk Manager
   100 N. U.S. Hwy 1
   Fort Pierce, FL 34954-1480

2. **Additional Insured for General Liability**

   City of Fort Pierce and their respective officials, officers and employees

E-VERIFY COMPLIANCE

All requirements of Section 448.095, Florida Statutes, shall be complied with by ARTIST. In accordance with, Section 448.095, Florida Statutes, ARTIST shall register with and utilize the E-Verify System operated by the United States Department of Homeland Security to verify the employment eligibility of all new employees hired during the term of the Agreement and shall expressly require any subcontractors performing work or providing services pursuant to this Agreement to likewise utilize the E-Verify System to verify the employment eligibility of all new employees hired by the subcontractor during the term of this Agreement. If ARTIST enters into a contract with a subcontractor performing work or providing services on its behalf, ARTIST shall also require the subcontractor to provide an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Information on registration for and use of the E-Verify System can be obtained via the internet at the Department of Homeland Security Website: http://www.dhs.gov/E-Verify. ARTIST shall, upon request, provide evidence of compliance with this provision to the CITY. A contract terminated pursuant to Section 448.095 is not a breach of contract and may not be considered as such. If the CITY terminates this contract with a contractor, the contractor may not be awarded a public contract for at least 1 year after the date on which the contract was terminated. ARTIST is liable for any additional costs incurred by the CITY as a result of the termination of this contract under Section 448.095, Florida Statutes.

TERMINATION OF AGREEMENT

1. This Agreement may be terminated by either party upon seven (7) business days written notice; by mutual agreement of the parties; or by the failure of any party to substantially perform obligations under this contract through no fault of either party.
2. The performance of work under this Agreement may be terminated by the CITY in accordance with this clause in whole or in part from time to time whenever the CITY shall determine that such termination is in the best interests of the CITY.
3. Upon termination of this Agreement, the ARTIST shall be entitled only to payment for that portion of work on the Work of Art that is completed at the time of termination. The percentage of completion of the work shall be determined based upon the approved schedule. Where the Agreement is terminated for cause by the CITY, such payment to ARTIST shall be reduced by the amount equal to any additional costs incurred by the CITY as a result of the termination.

NOTICE

All notices or contacts required under the terms of this Agreement shall be sent to the following:

To the ARTIST: Name: Sean Coffey
Address: 4749 Lakeridge Drive
City/State/Zip: Memphis, TN 38109

To the CITY: City Manager's Office
City of Fort Pierce
100 U.S. Highway 1
Fort Pierce, Florida 34950

With Copies to:
Sara Hedges, City Attorney
City Attorney's Office
100 U.S. Highway 1
Fort Pierce, Florida 34950

SPECIAL PROVISIONS

1. The ARTIST shall not have the power to pledge the CITY's credit or make it a guarantor of payment or surety for any contract, debt, obligation, judgement, lien, or any other form of indebtedness. The ARTIST further warrants and represents that it has no obligation or indebtedness that would impair its ability to fulfill the terms of this Agreement.

2. The CITY is exempt from payment of Florida State Sales and Use Taxes. The ARTIST shall not be exempt from paying sales tax to its suppliers for materials used to fulfill contractual obligations with the CITY, nor is the ARTIST authorized to use the CITY's tax exemption

number in securing such material. The ARTIST shall be responsible for payment of all federal state and local taxes and fees incurred in connection with this Agreement.

3. The ARTIST shall not, during the performance of this Agreement, disseminate publicity or news releases regarding the Work of Art without prior written approval of the CITY. Any reproduction of the Work of Art by the CITY shall contain a credit to the ARTIST.

ENTIRETY OF AGREEMENT; VENUE; CHOICE OF LAW

1. This writing embodies the entire agreement and understanding between the Parties hereto, and there are no other agreements or understandings between the parties hereto oral or written with reference to the subject matter thereof that are not merged or incorporated herein. No alteration, change or modification of the terms of the Agreement shall be valid unless made in writing and executed by the parties hereto.

2. Any dispute hereunder between the parties shall be resolved by resort to binding mediation. If not resolved at mediation, then the dispute will be resolved by a non- jury trial. Venue for any trial shall be St. Lucie County, Florida. This agreement shall be subject to and governed by the laws of the State of Florida.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, this Agreement has been fully executed on behalf of the Parties hereto by it duly authorized representatives, as of the date first written above.

ATTEST:

Linda Cox, City Clerk

CITY OF FORT PIERCE:

Linda Hudson, Mayor

APPROVED AS TO FORM AND CORRECTNESS:

By:

Sara Hedges, City Attorney

ARTIST:

By: Sean Coffey

Print: Sean Coffey

Title: ARTIST

Today's Date: 08/05/24

Exhibit A.1

Indian River Wall Mural Budget:

Materials:

Paint/

- Primer(Killz2).....$200.00
- Paint(Montana Cans).....$2000.00
- Paint (Bucket brush paint) $350.00
- Protective Coating plus application.....$1500.00

Expendables/

- Cleaning /wiping cloths.....$50.00
- Spray caps (Various Sizes).....$75.00
- Wall cleaner.....$65.00
- Brushes.....$30.00
- Drop Cloths.....$35.00
- Extras.....$100.00

TOTAL:.....$4405.00

Travel:

-Flight.....$300.00
-Fuel plus van.....$1000.00
-Food.....$1800.00
-Housing.....$2000.00
-Insurance.....$500.00

TOTAL:.....$5600.00

Labor:

- Sketches $2000.00
- Job Prep.....$500.00
- Site Prep (wall cleaning and priming) $2500.00
- Art Application $8700.00

TOTAL:.....$13,700.00

GRAND TOTAL:.....$23,705.00

Project Timeline: (Timeline is weather pending. Please allow at least 14 days of overflow due to weather or any other unforeseen act of nature)

Day 1-2: Wall cleaning and Priming

Day 3-12: Art Application

Day 13-14: Art Approval and Protective coating

The Coffey Shop

DWG: Budget and Project Timeline

CUSTOMER: City of Fort Pierce

NOTES:

- All Artwork completed by Sean Coffey
- Pricing is guaranteed for 60 days , after, certain travel and material aspects may need to be repriced. (Flight, housing, fuel, materials)

DRAWN BY: Sean Coffey

DATE: 6/7/2024

PAGE: A.1

Exhibit A.2

Indian River Wall Mural Artwork and Layout:

A

B

C

D

E

F

G

FULL LAYOUT

A:100′ B:100′ C:100′ D:100′ E:100′ F:100′ G:75′

The Coffey Shop

DWG: Final Art Layout

CUSTOMER: City of Fort Pierce

NOTES:

- All Artwork completed by Sean Coffey
- All Artwork is final and has been approved
- Any changes not agreed upon prior to the start of the mural will require an extra charge
- All artwork will be painted with high grade exterior acrylic paint

DRAWN BY: Sean Coffey

DATE: 6/7/2024

PAGE: A.2

CITY OF FORT PIERCE
Affidavit Regarding the Use Coercion for Labor or Services

Vendor Name: Sean Coffey
Authorized Representative's Name and Title: Sean Coffey
Address: 4749 Lakeridge Drive
City: Memphis State: TN Zip Code: 38109
Phone Number: 4126899918 Email Address: coffeyshop@outlook.com

Section 787.06(13), Florida Statutes, requires all nongovernmental entities executing, renewing, or extending a contract with a governmental entity to provide an affidavit signed by an officer or representative of the nongovernmental entity under penalty of perjury that the nongovernmental entity does not use coercion for labor or services as defined in that statute. As the person authorized to sign on behalf of Vendor, I certify that the company identified does not:

1. Use or threaten to use physical force against any person;
2. Restrain, isolate, or confine or threaten to restrain, isolate, or confine any person without lawful authority and against her or his will;
3. Use lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or services are not respectively limited and defined;
4. Destroy, conceal, remove, confiscate, withhold, or possess any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
5. Cause or threaten to cause financial harm to any person;
6. Entice or lure any person by fraud or deceit; or
7. Provide a controlled substance as outlined in Schedule I or Schedule II of section 893.03, Florida Statutes, to any person for the purpose of exploitation of that person.

Under penalties of perjury, I declare that I have read the foregoing document and that the facts stated in it are true.

By: _____ Sean Coffey 8.01.24
Authorized Signature | Printed Name and Title | Date

STATE OF TENNESSEE
COUNTY OF Shelby

Sworn (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization this 1st day of August, 2024 by Sean Coffey who is ☐ personally known or ☑ produced identification (ID produced: Drivers license).

Notary Public Signature: _____ (Seal)

Print Name: Gavin Stone My Commission Expires: 05/02/2028

GAVIN STONE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. MAY 02, 2028

City Commission Regular Meeting - 5:05 pm **11. c.**

Meeting Date: 08/19/2024

Re: Approval of Bid No. 2024-037

Submitted For: Donnella Clarke, Grants Administration Manager, Finance Department

SUBJECT:

Approval of award of Bid No. 2024-037 for CDBG Residential Rehabilitation for 318 N. 18th Street Fort Pierce, FL to Gentile Corp in an amount not to exceed $71,800.00.

SUMMARY:

The Grants Division has partnered with the Purchasing Division to solicit bids for the following CDBG Residential Rehabilitation, 318 N. 18th Street, Fort Pierce, FL. The invitation was sent to 536 vendors. Eleven (11) vendors requested specifications with three (3) responding (27.27%) plus 0 “No Bid” (27.27% total response).

RECOMMENDATION:

Staff recommends approval to Gentile Corp in the amount not to exceed $71,800.00.

ALTERNATIVES:

Deny the award and/or select from higher bids.

RESPONSIBLE STAFF:

Donnella Clarke, Grants Manager

COORDINATED WITH:

Gelencia Carter, Purchasing Manager

Attachments

Recommendation for Award Letter
Bid Tabulation Memo
Submittal - B Squared Contracting Inc
Submittal - Gentile Corp.
Submittal - Blue CS Construction LLC

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	08/12/2024 02:36 PM
Finance Department	Johnna Morris	08/12/2024 03:35 PM
City Manager	Nick Mimms	08/13/2024 11:54 AM
Form Started By: Donnella Clarke		Started On: 08/02/2024 04:32 PM
Final Approval Date: 08/13/2024		

CITY OF FORT PIERCE
PURCHASING DIVISION
100 North U.S. Highway 1
Fort Pierce, FL 34950
(772) 467-3102
https://www.cityoffortpierce.com/187/Purchasing

Date: 08/2/2024

RECOMMENDATION FOR AWARD

Solicitation No: 2024-037

Solicitation Title: CDBG Residential Rehabilitation - 318 N. 18th Street

Solicitation Advertisement: 6/3/2024 and 6/10/2024

Solicitation Due Date: 6/20/2024

Award Authority:

- [x] **City Commission**
- [x] **City Manager**
- [x] **Purchasing Manager**
- [x] **Director of Finance**
- [ ] **Planning Board**
- [ ] **FPRA Board**

To: Gelencia Carter, Purchasing Manager

From: Donnella Clarke

Through: Donnella Clarke

The above cited for solicitation submittal documents have been reviewed and the apparent low responsive, responsible vendor is recommended for award:

Recommend Vendor(s) Name: Gentile Corp

Initial Term Amount: $71,800

Contract Terms, if applicable:

Award is based on the following concurrence (s):

On May 10, 2024, the Purchasing Division received specifications to go out for bid on the above subject bid. The bid was advertised on June 3 and June 10, 2024, with a scheduled opening at 3: 00 PM on June 27, 2024.
The invitation was sent to 536 vendors. Eleven (11) vendors requested specifications with three (3) responding (27.27%) plus 0 " No Bid" (27.27% total response). Gentile Corp submitted the lowest and most responsive bid.

THE SUNRISE CITY
FORT PIERCE
Florida
PURCHASING DEPARTMENT

TO: **Donnella Clarke, Grants Division Manager**

FROM: **Monica Gonzales, Purchasing Specialist** *Monica Gonzales*

SUBJECT: **Bid No. 2024-037– CDBG Residential Rehabilitation – 318 N. 18th Street**

DATE: **June 27, 2024**

On May 10, 2024, the Purchasing Division received specifications to go out for bid on the above subject bid. The bid was advertised on June 3 and June 10, 2024, with a scheduled opening at 3:00 PM on June 27, 2024.

Respondents are now able to submit bids electronically and the hard copy requirement has been modified. Respondents that choice to submit a hard copy are required to only submit one (1) original and one (1) PDF copy on a USB Drive.

Attached is the tabulation sheet for the above referenced bid. In total, three (3) submissions were received electronically. A copy of the submittals will be sent via email or OneDrive. The file is available for review in the Purchasing Division.

The invitation was sent to 536 vendors. Eleven (11) vendors requested specifications with three (3) responding (27.27%) plus 0 "No Bid" (27.27% total response).

A recommendation to award form (see attached) will need to be completed and attached to the appropriate approving authority's document (City Manager's – Requisition or City Commission – Agenda Item).

The entire process including approval of Commission must be complete by **August 26, 2024**, which is the expiration date of the bid and responses.

/mg

Attachment

cc: Johnna Morris, Director of Finance
File

THE SUNRISE CITY
FORT PIERCE
Florida
PURCHASING DEPARTMENT

CITY OF FORT PIERCE
TABULATION OF BIDS

BID ON:	**CDBG RESIDENTIAL REHABILITIATION OF 318 N. 18th STREET**
BID NUMBER:	**2024-037**
OPENING DATE:	6/27/24 @ 3:00PM
RECOMMENDED AWARD:	Pending

RESPONSE
3 of 11= 27.27%
0 "No Bids"
Total = 27.27%

"Offers from the vendors listed herein are the only offers received timely as of the above opening date and time. All other offers submitted in response to this solicitation, if any, are hereby rejected as late."

VENDOR NAME	TOTAL BID PRICE
Gentile Corp *West Palm Beach, FL*	**$71,800.00**
B Squared Contracting Inc *Port St. Lucie, FL*	**$80,500.00**
Blue CS Construction, LLC *West Palm Beach, FL*	**$87,650.00**

PLEASE NOTE: COMMISSION MEETINGS ARE HELD THE FIRST AND THIRD MONDAY OF EVERY MONTH. CHECK THE CITY'S WEBSITE, https://www.cityoffortpierce.com/223/Agendas- Minutes or CALL THE PURCHASING DIVISION, (772) 467-3102, WEDNESDAY PRIOR TO THE MEETINGS FOR RECOMMENDATION OF AWARD

DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Bid Writer: Latonya Hubbard, 772-467-3102	**Bid No:** 2024-037
Mandatory Site-Visit: 11:00 A.M, THURSDAY, JUNE 13, 2023	**Bid Title:** CDBG RESIDENTIAL REHABILITATION OF 318 N. 18TH STREET
Mandatory Site-Visit Location: 318 N. 18TH STREET FORT PIERCE, FL 34947	**Bid Opening Location:** Purchasing Division Conference Room, Room 101 100 North U.S. #1, 1st Floor Fort Pierce, Florida 34950
Bid Due Date & Time: 3:00 PM, MONDAY, JUNE 24, 2024	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.
Bidder Name: B Squared Contracting Inc **Mailing Address:** 7111 Gullotti Pl	*I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.* X _____ Authorized Signature (Manual)
City, State, Zip Code: Port ST Lucie FL 34952	**Typed or Printed Name:** Brittany Bradley
Type of Entity (Select one): Corporation X Partnership ____ Proprietorship ____	**Title:** President
Incorporated in the State of: FL **Year:** 2021	**Delivery in** 60 **days, ARO**
Phone Number: 7723706424	**Payment Terms:** Net 30 Days
Fax Number:	**FEIN or SS Number:**
E-Mail Address: bsquaredcontractinginc@gmail.com	**Local Business:** X Y ___N **MWBE:** X Y ___N
Bid Security is attached, when required, in the amount of $ _____ **F.O.B. DESTINATION**	**If returning as a "No Bid" state reason:**
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

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DRUG~FREE WORKPLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certified that

B Squared Contracting Inc does:

(Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2. Inform employees about the dangers of drug abuse in the workplace, the business policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

3. Give each employee engaged in providing the commodities or contractual services that are proposed a copy of the statement specified in subsection (1).

4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under Bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

5. Impose a sanction on or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employees community, by any employee who is so convicted.

6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

Proposer's Signature

6-24-24

Date

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NON-COLLUSION AFFIDAVIT FOR PRIME BIDDER

STATE OF Florida

COUNTY OF St Lucie

Brittany Bradley - B Squared Contracting Inc, being first duly sworn, deposes and says:

That he is President
(a partner or officer of the firm, etc.)

the party making the foregoing proposal or bid, that such proposal or bid is genuine and not collusive or sham; that said bidder has not colluded, conspired, connived or agreed directly or indirectly with any bidder or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly sought by agreement or collusion, or communication or conference with any person, to fix the bid price of affiant or of any other bidder, or to fix any overhead, profit or cost element of said bid price, or of that of any other bidder, or to secure any advantage against the City of Fort Pierce, of the County of St. Lucie, or any person interested in the proposed contract; and that all statements in said proposal or bid are true.

B Squared Contracting Inc
(Firm Name)

By: Brittany Bradley

Title: President

Subscribed and sworn to before me this 25th day of, June 2024.

Tayler Hamilton
Notary Public

My Commission expires: (Seal)

Sep 22nd 2026

TAYLER HAMILTON
MY COMMISSION #HH473651
EXPIRES: SEP 22, 2026
Bonded through 1st State Insurance

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PUBLIC ENTITY CRIMES AFFIDAVIT
SWORN STATEMENT UNDER SECTION 287.133(3)(a),
FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted by City of Fort Pierce
(Print name of the public entity).

by Brittany Bradley President
(Print individual's name and title)

for B Squared Contracting inc

whose business address is 7111 Gullotti Pl Port St Lucie,Fl 34952

(If applicable) its Federal Employer Identification Number (FEIN) is 87-3388536

(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: On the attached sheet). Required as per the IRS Form W-9.

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "affiliate" as defined in paragraph 287.133(1)(a), Florida Statutes, means:
   a. A predecessor or successor of a person convicted of a public entity crime: or

An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls

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another person. A person who knowingly enters into a joint venture with a person who has been

b. convicted of a public entity crime in Florida during the preceding 36 months shall

c. be considered an affiliate. I understand that a "person" as defined in Paragraph 287.133(1)(c), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

5. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. **(Please indicate which statement applies.)**

x
_____ Neither the entity submitted this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity nor affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, member, or agents who are active in management of the entity, or an affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, member, or agents who are active in management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1,1989. However, there has been subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearing and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. **(Attach a copy of the final order)**

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDEN I1F1ED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 F THE CALENDAR YEAR IN WHICH IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FWRIDA STATUTES, FOR CATEGORY TWO OR ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

_____
(Signature)

6/24/24
_____
(Date)

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STATE OF Florida

COUNTY OF St. Lucie

PERSONALLY APPEARED BEFORE ME, the undersigned authority Brittany Bradley
(Name of individual signing)

Who, after first being sworn by me, affixed his/her signature in the space provided above on this

day 25th of June, 2024.

Tayler Hamilton
(NOTARY PUBLIC)

My Commission Expires: Sep 22, 2026

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E-VERIFY
AFFIRMATION STATEMENT

Description: **CDBG RESIDENTIAL REHABILITATION – 318 N. 18TH STREET**

Pursuant to Section 448.095, Florida Statutes, Contractor/Proposer/Responder acknowledges and agrees:

(a) to register with and use the E-Verify System to verify the work authorization status of all persons employed by the Contractor/Proposer/Responder to perform employment duties during the term of the Contract, and

(b) to require any subcontractor (as defined in Section 448.095, Florida Statutes) assigned by Contractor/Proposer/Respondent to perform work pursuant to the Contract to register with and use the E-Verify System to verify the work authorization status of all persons employed by the subcontractor during the term of the Contract, and

(c) if Contractor/Proposer/Responder enters into a contract with a subcontractor, Contractor/Proposer/Responder shall obtain an affidavit from every subcontractor stating the subcontractor does not employ, contract with, or subcontract with an unauthorized alien and the Contractor/Proposer/Responder shall maintain a copy of such affidavit for the term of the Contract, and

(d) the Contractor/Proposer/Bidder shall use the E-Verify System during the term of the Contract, as a condition of the Contract.

Contractor/Proposer/Bidder Company Name: B Squared Contracting Inc

Authorized Company Person's Signature: _____

Authorized Company Person's Title: President

Date: 6/24/24

STATE OF FLORIDA
COUNTY OF St. Lucie
Sworn (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization this 25th day of June, 2024 by Brittany Bradley, who is ☐ personally known or ☐ produced identification (ID produced: _____).

Signature: Tayler Hamilton (Seal)
NOTARY PUBLIC
My Commission Expires: Sep 22, 2026

TAYLER HAMILTON
MY COMMISSION #HH479651
EXPIRES: SEP 22, 2026
Bonded through 1st State Insurance

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REFERENCES

BID NO. 2024-037

CDBG RESIDENTIAL REHABILITATION OF 318 N. 18th STREET

Contact Person & Title	Latonya Hubbard
Email Address	lhubbard@cityoffortpierce.com
Phone No.	772-467-3102
Company Name	City of Fort pierce
Mailing Address	100 North US 1
City, State, Zip	Fort Pierce,FL 34952
Type of commercial work contracted	Ship Rehab
Contact Person & Title	Judy Paulakuhn-Owner
Email Address	judyp1027@gmail.com
Phone No.	919-412-9948
Company Name	
Mailing Address	4120 Whiticar Way
City, State, Zip	Stuart,FL
Type of commercial work contracted	Full remodel and Addition

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Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
B Squared Contracting Inc

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
7111 Gullotti Pl

Requester's name and address (optional)

6 City, state, and ZIP code
Port St Lucie,FL 34952

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			-			-				

or

Employer identification number

8	7	-	3	3	8	8	5	3	6

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶ [signature] Date ▶ 6/24/24

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

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BID RESPONSE FORM

Bid Item	**CDBG RESIDENTIAL REHABILITATION – 318 N. 18TH STREET FORT PIERCE, FL 34950**		
Bid Number	**2024-037**	**Due Date & Time**	**3:00PM, MONDAY, JUNE 24, 2024**

This project should be bid according to the housing rehabilitation specifications. The offeror agrees to furnish the following items or services to the City of Fort Pierce at the place specified, in accordance with specifications herein at the prices quoted below:

ITEM DESCRIPTION	TOTAL COST
Replace Roof	$ 17500.00
Replace/Replace fascia and soffit	$ 4250.00
Repair main entry door	$ 3750.00
Replace rear door and utility room door	4750.00
Master bathroom • Replace sink and vanity light • Install grab rails	$ 8000.00
Replace 17 windows – impact	$ 24500.00
Misc electrical repairs	$ 1750.0
Replace HVAC	$ 6750.00
Misc drywall repairs (include paint)	$ 3250.00
Permits	$ 1000.00
TOTAL	$ 80,500.00

The Bidder hereby acknowledges receipt of the following addenda:

ADDENDUM NO.	ADDENDUM DATE
1	6/14/24
2	6/20/24

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Vendor: B Squared Contracting Inc

Address: 7111 Gullotti Pl

City, State, Zip Code: Port St Lucie,FL 34952

Email Address: B Squared Contracting Inc

Typed Name, Title: Brittany Bradley President

Signature _____ **Date** 6/24/24

Telephone # 772-370-6424 **Fax #** _____

(*Please include Remit to address if different than address stated above)

Remit To: _____

_____

Check block below for applicable minority indicator:

MINORITY	CHECK BOX
Asian Indian	
Black	
Asian Pacific	
Hispanic	
Native American	
Small Business	
Women Owned	X
Small Disadvantage Business	X

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CITY OF FORT PIERCE BIDDER'S CHECKLIST

This checklist is provided to assist each Bidder in the preparation of their bid response. Included in this checklist are important requirements, which is the responsibility of each Bidder to submit with their response in order to make their response fully compliant. This checklist is only a guideline, it is the responsibility of each Bidder to read and comply with the Invitation to Bid in its entirety.

Check "Yes" or "No" to each of the following:

	YES	NO
Is Invitation to Bid cover page (page 1) completed, signed, and attached?	✓	
Include proof of proper insurance as stated in bid documents.	✓	
Are all of the Required forms complete and included?	✓	
Is Bid Response Form completed, signed, and attached?	✓	
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked?	✓	
Did you submit your bid electronically?	✓	
For Hard Copy Submissions Only: Are two (2) complete bid packages included (one original and one copy)		
For Hard Copy Submissions Only: Bid envelope is marked accordingly.		
Have you made sure your corporate address matches your Sunbiz information ?	✓	
Is each Bid Addendum (when issued) signed and included?	✓	

PLEASE SIGN AND RETURN WITH BID _____

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June 14, 2024

CITY OF FORT PIERCE

BID NO. 2024-037

CDBG – RESIDENTIAL REHABILITATION – 318 N 18TH STREET

ADDENDUM NO. 1

The purpose of this addendum is to modify the bid due date, provide clarification for the Insurance Requirements, make revisions to the scope of work and provide a revised bid response form.

- The bid due date has been changed from Monday, June 24, 2024 to **3:00PM, Thursday, June 20, 2024.**
- Insurance Requirements. Please be advised we **do not accept CERTIFICATE OF ELECTION TO BE EXEMPT FROM FLORIDA WORKERS' COMPENSATION LAW.** If you are awarded the contract, you MUST comply with insurance requirements stated in Section 2 of the original bid document. There are NO EXCEPTIONS.
- The Statement of Work, Section IV, page 18, was revised during the schedule mandatory site-visit, see attached.
- Revised Bid Response Form, see attached. This form should be used for submitting your bid.

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: _____
Manual

Signature: Brittany Bradley
Typed or Printed

Company Name: B Squared Contracting inc

Address: 7111 Gullotti PL

Port St Lucie, FL 34952

Date: 6-24-24

/lh

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REVISED

BID RESPONSE FORM

Bid Item	CDBG RESIDENTIAL REHABILITATION –318 N. 18th STREET		
Bid Number	2024-037	Due Date & Time	3:00PM, THURSDAY, JUNE 20, 2024

This project should be bid on according to the housing rehabilitation specifications. The offeror agrees to furnish the following items or services to the City of Fort Pierce at the place specified, in accordance with specifications herein at the prices quoted below:

ITEM DESCRIPTION	TOTAL COST
Replace Roof	$ 17500.00
Replace/Fascia and soffit	$ 4250.00
Repair main entry door	$ 3750.00
Replace rear door and utility room door	$ 4750.00
Master bathroom • Replace sink • Replace vanity light • Install grab rails	$ 8,000.00
Replace 17 windows-impact and sills on all	$ 24,500.00
Misc electrical repairs	$ 1750.00
Replace HVAC	$ 6750.00
Misc drywall repairs (include paint)	$ 6250.00
Remove Furnace	$ 1000.00
Install door hot water closet/door to air handler	$ 1000.00
Permits	$ 1000.00
TOTAL	$ 80,500.00

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Please respond to the following questions:

This project will be completed within how many calendar days after the notice to proceed is issued.	60
Work is guaranteed for how many years?	1
Materials are guaranteed for how many years?	1

Vendor: B Squared Contracting Inc

Address: 7111 Gullotti PL

City, State, Zip Code: Port St Lucie, FL 34952

Email Address: bsquaredcontractinginc@gmail.com

Typed Name & Title: Brittany Bradley President

Signature: _____ **Date:** 6-24-24

Telephone No.: 772-370-6424 **Fax No.:** _____

(*Please include Remit to address if different than address stated above)

Remit To: _____

_____

Check block below for applicable minority indicator:

MINORITY	CHECK BOX
Asian Indian	
Black	
Asian Pacific	
Hispanic	
Native American	
Small Business	
Women Owned	X
Small Disadvantage Business	X

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REVISED
STATEMENT OF WORK

This project should be bid on according to the housing rehabilitation specifications. The offeror agrees to furnish the following items or services to the City of Fort Pierce at the place specified, in accordance with specifications herein.

1. **SCOPE OF WORK**
   This project should be bid according to the housing rehabilitation specifications set forth below. Project Bid must be all inclusive.

   - Replace Roof
   - Replace/fascia and soffit
   - Replace main entry door
   - Replace rear door and utility room door
   - Master bathroom-Replace sink, Replace vanity light, Install grab rails
   - Replace 17 windows – impact and sills on all
   - Misc electrical repairs
   - Replace HVAC
   - Misc drywall repairs (include paint)
   - Remove Furnace
   - Install door hot water closet / door to air handler
   - Permits

   PLEASE NOTE:

   - **Any roof work will require separate permit.**
   - **The homeowner is responsible for boxing up and protecting any breakables. Owner is to supply and is also responsible for needed utilities to complete rehab.**

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June 20, 2024

CITY OF FORT PIERCE

BID NO. 2024-037

CDBG RESIDENTIAL REHABILITATION OF 318 N.18TH STREET

ADDENDUM NO. 2

The purpose of this addendum is to the extend bid due date from 3:00 PM, Thursday, June 20, 2024 to:

3:00 P.M., THURSDAY, JUNE 27, 2024

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: _____
Manual

Signature: Brittany Bradley
Typed or Printed

Company Name: B Squared Contracting

Address: 7111 Gullotti PL
Port St Lucie FL 34952

Date: 6-24-24

/lh

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June 24, 2024

CITY FORT PIERCE

BID NO. 2024-037

CDBG RESIDENTIAL REHABILITATION OF 318 N. 18TH STREET

ADDENDUM NO. 3

The purpose of this addendum is to respond to questions submitted by potential bidders for clarification of the bid specifications:

1. **QUESTION:** Is the master bathroom a full remodel or just the bullet points replace sink and vanity light and install vanity light?

   ANSWER: **Please note that this is a full bathroom remodel, based on our conversations with the contractors.**

2. **QUESTION:** Under miscellaneous electrical repairs is there any specifics?

   ANSWER: **Light switches and fixtures require repair.**

2. **QUESTION:** For the drywall repairs does that include paint and if so is that for the repair area only or the entire area?

   ANSWER: **Yes, paint should be included in the drywall repairs for the entire area.**

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: _____
Manual

Signature: B Squared Contracting Inc - Brittany Bradley
Typed or Printed

Company Name: Brittany Bradley - B Squared Contracting

Address: 7111 Gulfotti PL
Port St Lucie FL 34952

Date: 6-24-24

/lh

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 08/29/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Risk Transfer Insurance Agency, LLC 47 E. Robinson Street Suite 200 Orlando, FL 32801	**CONTACT NAME:** Certificates **PHONE (A/C, No, Ext):** **FAX (A/C, No):** **E-MAIL ADDRESS:** certs@peopaygo.com
INSURED OCMI III, Inc dba PEOPayGo 225 E Dania Beach Blvd, Suite 120 Dania Beach, FL 33004 United States	**INSURER(S) AFFORDING COVERAGE** — **NAIC #** **INSURER A :** Service American Indemnity Company — 39152 **INSURER B :** **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** VWT66EUB **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	☐ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC OTHER:						EACH OCCURRENCE	$
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
							GENERAL AGGREGATE	$
							PRODUCTS - COMP/OP AGG	$
								$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	$
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
	☐ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION $						EACH OCCURRENCE	$
							AGGREGATE	$
								$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: Y If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		RT23MWC7470174002	01/01/2023	01/01/2024	X PER STATUTE ☐ OTH-ER	
							E.L. EACH ACCIDENT	$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
								$ $ $ $ $

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The Officer(s) for OCMI III, Inc. is/are not included under the Workers' Compensation policy listed above as marked "Y".

Coverage provided for all leased employees but not subcontractors of: B SQUARED CONTRACTING INC (Added: 08/29/2023)

CERTIFICATE HOLDER

B SQUARED CONTRACTING INC
7111 GULLOTTI PL
PORT ST LUCIE, FL 34952

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ACORD 25 (2016/03) The ACORD name and logo are registered marks of ACORD

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 06/26/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lott Insurance Services 4808 S US Highway 1 Fort Pierce FL 34982	CONTACT NAME: Joe Lott PHONE (A/C, No, Ext): (772) 468-1009 FAX (A/C, No): (772) 468-1837 E-MAIL ADDRESS: JL@LOTTINS.COM
INSURED B Squared Contracting Inc 7111 Gullotti Place Port St Lucie FL 34952	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : Western World Insurance Compan — 13196 INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES CERTIFICATE NUMBER: CL2462600609 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [ ] PRO-JECT [ ] LOC OTHER:			NPP6038228	01/11/2024	01/11/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG Employee Benefits	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N [ ] N/A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						[ ] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ $ $

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

City of Ft Pierce
PO Box 1480
Ft Pierce FL 34950

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 06/26/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
LOTT INSURANCE SERVICES
4808 S US HWY 1, FT PIERCE, FL 34982

CONTACT NAME: Progressive Commercial Lines Customer and Agent Servicing
PHONE (A/C, No, Ext): 1-800-444-4487 **FAX (A/C, No):**
E-MAIL ADDRESS: progressivecommercial@email.progressive.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Progressive Express Insurance Company	10193
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
B SQUARED CONTRACTING INC
7111 Gullotti Pl
Port St. Lucie, FL 34952

COVERAGES **CERTIFICATE NUMBER:** 234768062644172473D062624T015641 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	☐ OTHER:							$
A	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$300,000
	☐ ANY AUTO							
	☐ OWNED AUTOS ONLY ☒ SCHEDULED AUTOS	N	N	968293811	04/04/2024	04/04/2025	BODILY INJURY (Per person)	$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N						☐ PER STATUTE ☐ OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBEREXCLUDED? ☐	N/A					E.L. EACH ACCIDENT	$
	(Mandatory in NH)						E.L. DISEASE - EA EMPLOYEE	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - POLICY LIMIT	$
A	See ACORD 101 for additional coverage details.	N	N	968293811	04/04/2024	04/04/2025	$	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

City Of Fort Pierce
100 North Us1
Fort Pierce, FL 34950

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Mark Pruitt

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AGENCY CUSTOMER ID: _____

LOC #: _____

ADDITIONAL REMARKS SCHEDULE

AGENCY LOTT INSURANCE SERVICES	NAMED INSURED B SQUARED CONTRACTING INC 7111 Gullotti Pl Port St. Lucie, FL 34952
POLICY NUMBER 968293811	
CARRIER Progressive Express Insurance Company	NAIC CODE 10193
	EFFECTIVE DATE: 04/04/2024

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 FORM TITLE: Certificate of Liability Insurance

Additional Coverages

Insurance coverage(s)	Limits
Personal Injury Protection	$10,000 w/$0 Ded - Named Insured Only
Uninsured Motorist - Nonstacked	$50,000 Combined Single Limit

Description of Location/Vehicles/Special Items

Scheduled autos only

2019 CHEVROLET SILVERADO MEDIUM DUTY 1HTKHPVK3KH811819

Comprehensive	$1,000 Ded
Collision	$1,000 Ded

Liability coverage may not apply to all scheduled vehicles.

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DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Bid Writer: Latonya Hubbard, 772-467-3102	**Bid No: 2024-037**
Mandatory Site-Visit: 11:00 A.M, THURSDAY, JUNE 13, 2023	**Bid Title: CDBG RESIDENTIAL REHABILITATION OF 318 N. 18TH STREET**
Mandatory Site-Visit Location: 318 N. 18TH STREET FORT PIERCE, FL 34947	**Bid Opening Location:** Purchasing Division Conference Room, Room 101 100 North U.S. #1, 1st Floor Fort Pierce, Florida 34950
Bid Due Date & Time: 3:00 PM, MONDAY, JUNE 24, 2024	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.
Bidder Name: GENTILE CORP. **Mailing Address:** 3160 TURTLE COVE	*I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.* X Oscar Frozini Authorized Signature (Manual)
City, State, Zip Code: WEST PALM BEACH Fl 33411	**Typed or Printed Name:** OSCAR FROZINI
Type of Entity (Select one): Corporation ✓ Partnership Proprietorship	**Title:** PRESIDENT/QUALIFIER
Incorporated in the State of: FL **Year:** 2006	**Delivery in** _____ **days, ARO**
Phone Number: 9545200548	**Payment Terms: Net 30 Days**
Fax Number:	**FEIN or SS Number:** 46,1976266
E-Mail Address: Gentilellc@comcast.net	**Local Business:** ___Y ✓N **MWBE:** ___Y ___N ✓
Bid Security is attached, when required, in the amount of $ _____ **F.O.B. DESTINATION**	**If returning as a "No Bid" state reason:**
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

SECTION V
REQUIRED FORMS

All forms included in this section must be included in your bid response.

SUMMARY OF REQUIRED FORMS

Form No. 1 – Drug Free Workplace Certification (1 page)
If your company does not have a Drug Free Workplace Program, you must mark this form N/A and return it with your bid package. If your company has a Program, sign and return the form.

Form No. 2 – Non-Collusion Form (1 page)
Each proposer shall execute an affidavit, in the form provided by the City, to the effect that he/she has not colluded with any other person, firm or corporation regarding any proposal submitted. Such affidavit shall be attached to the proposal form.

Form No. 3 – Public Entity Crimes (3 pages)
A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a proposal on a contract to provide any goods or services to a public entity, may not submit a proposal on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017 of CATEGORY TWO for a period of thirty-six (36) months from the date of being placed on the convicted vendor list.

Form No. 4 – E-Verify Affidavit (1 page)
Shall utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the Consultant during the term of the contract; and shall expressly require any subcontractors performing work or providing services pursuant to the state contract to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the contract term.

DRUG~FREE WORKPLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certified that

GENTILE CORP. does:

(Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2. Inform employees about the dangers of drug abuse in the workplace, the business policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

3. Give each employee engaged in providing the commodities or contractual services that are proposed a copy of the statement specified in subsection (1).

4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under Bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

5. Impose a sanction on or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employees community, by any employee who is so convicted.

6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

Omar Frozi

Proposer's Signature

June 20 2024

Date

NON-COLLUSION AFFIDAVIT
FOR PRIME BIDDER

STATE OF FL.

COUNTY OF Palm Beach

OSCAR FROZINI, being first duly sworn, deposes and says:

That he is PRESIDENT / QUALIFIER
(a partner or officer of the firm, etc.)

the party making the foregoing proposal or bid, that such proposal or bid is genuine and not collusive or sham; that said bidder has not colluded, conspired, connived or agreed directly or indirectly with any bidder or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly sought by agreement or collusion, or communication or conference with any person, to fix the bid price of affiant or of any other bidder, or to fix any overhead, profit or cost element of said bid price, or of that of any other bidder, or to secure any advantage against the City of Fort Pierce, of the County of St. Lucie, or any person interested in the proposed contract; and that all statements in said proposal or bid are true.

GENTILE CORP.
(Firm Name)

By: Oscar Frozini

Title: PRESIDENT

Subscribed and sworn to before me this 20

day of, June 2024.

Marybell Martinez
Notary Public

My Commission expires: (Seal)

Notary Public State of Florida
Marybell Martinez
My Commission HH 319776
Expires 10/24/2026

PUBLIC ENTITY CRIMES AFFIDAVIT
SWORN STATEMENT UNDER SECTION 287.133(3)(a),
FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted by City of Fort Pierce
(Print name of the public entity).
by OSCAR FROZINI PRESIDENT
(Print individual's name and title)
for GENTILE CORP.
whose business address is 3160 TURTLE COVE WPB FL 33411
(If applicable) its Federal Employer Identification Number (FEIN) is 46-1976266

(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: On the attached sheet). Required as per the IRS Form W-9.

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "affiliate" as defined in paragraph 287.133(1)(a), Florida Statutes, means:
   a. A predecessor or successor of a person convicted of a public entity crime: or

An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls

another person. A person who knowingly enters into a joint venture with a person who has been

b. convicted of a public entity crime in Florida during the preceding 36 months shall

c. be considered an affiliate. I understand that a "person" as defined in Paragraph 287.133(1)(c), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

5. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. **(Please indicate which statement applies.)**

O.F. Neither the entity submitted this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity nor affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, member, or agents who are active in management of the entity, or an affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, member, or agents who are active in management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1,1989. However, there has been subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearing and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. (**Attach a copy of the final order**)

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDEN I1F1ED IN PARAGRAPH **1** (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 F THE CALENDAR YEAR IN WHICH IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FWRIDA STATUTES, FOR CATEGORY TWO OR ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

Omar Frozi
(Signature)

June 20 2024
(Date)

STATE OF Florida

COUNTY OF Palm Beach

PERSONALLY APPEARED BEFORE ME, the undersigned authority Oscar Frozini
(Name of individual signing)

Who, after first being sworn by me, affixed his/her signature in the space provided above on this

day 20 of June, 2024.

Marybell Martinez
(NOTARY PUBLIC)

Notary Public State of Florida
Marybell Martinez
My Commission HH 319776
Expires 10/24/2026

My Commission Expires: _____

E-VERIFY
AFFIRMATION STATEMENT

Description: CDBG RESIDENTIAL REHABILITATION – 318 N. 18TH STREET

Pursuant to Section 448.095, Florida Statutes, Contractor/Proposer/Responder acknowledges and agrees:

(a) to register with and use the E-Verify System to verify the work authorization status of all persons employed by the Contractor/Proposer/Responder to perform employment duties during the term of the Contract, and

(b) to require any subcontractor (as defined in Section 448.095, Florida Statutes) assigned by Contractor/Proposer/Respondent to perform work pursuant to the Contract to register with and use the E-Verify System to verify the work authorization status of all persons employed by the subcontractor during the term of the Contract, and

(c) if Contractor/Proposer/Responder enters into a contract with a subcontractor, Contractor/Proposer/Responder shall obtain an affidavit from every subcontractor stating the subcontractor does not employ, contract with, or subcontract with an unauthorized alien and the Contractor/Proposer/Responder shall maintain a copy of such affidavit for the term of the Contract, and

(d) the Contractor/Proposer/Bidder shall use the E-Verify System during the term of the Contract, as a condition of the Contract.

Contractor/Proposer/Bidder Company Name: Gentile Corp.

Authorized Company Person's Signature: Omar Frozini

Authorized Company Person's Title: PRESIDENT/QUALIFIER

Date: June 20 2024

STATE OF FLORIDA
COUNTY OF Palm Beach
Sworn (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization this 20 day of June, 2024 by Oscar Frozini, who is ☑ personally known or ☐ produced identification (ID produced: _____).

Signature: Marybell Martinez (Seal)
NOTARY PUBLIC
My Commission Expires: 10/24/2026

Notary Public State of Florida
Marybell Martinez
My Commission HH 319776
Expires 10/24/2026

REFERENCES

BID NO. 2024-037

CDBG RESIDENTIAL REHABILITATION OF 318 N. 18th STREET

Contact Person & Title	OLIVIA ELLISON - AICP
Email Address	oellison@pbgfl.com
Phone No.	561.799-4335
Company Name	City of Palm Beach Gardens
Mailing Address	10500 N. Military Tr
City, State, Zip	Palm Beach Gardens FL 33410
Type of commercial work contracted	Housing Rehab
Contact Person & Title	ANDREW STOOPS - Grants Coord
Email Address	astoops@wellingtonfl.gov
Phone No.	561-753 2435
Company Name	Village of Wellington
Mailing Address	12300 Forest Hill Blvd.
City, State, Zip	Wellington, FL 33414
Type of commercial work contracted	Housing Rehabs

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

► Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

Print or type. See Specific Instructions on page 3

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Gentile Corp.

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☒ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ►

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ►

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from FATCA reporting code (if any)

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
3160 Turtle Cove

Requester's name and address (optional)

6 City, state, and ZIP code
West Palm Beach, Fl 33411

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number
___ - ___ - ____

or

Employer identification number
46 - 1976266

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ► Omar Frozini Date ► June 20

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

318 N 18 ST.

6:20
10 51 am

CITY OF FORT PIERCE BIDDER'S CHECKLIST

This checklist is provided to assist each Bidder in the preparation of their bid response. Included in this checklist are important requirements, which is the responsibility of each Bidder to submit with their response in order to make their response fully compliant. This checklist is only a guideline, it is the responsibility of each Bidder to read and comply with the Invitation to Bid in its entirety.

Check "Yes" or "No" to each of the following:

	YES	NO
Is Invitation to Bid cover page (page 1) completed, signed, and attached?	✓	
Include proof of proper insurance as stated in bid documents.	✓	
Are all of the Required forms complete and included?	✓	
Is Bid Response Form completed, signed, and attached?	✓	
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked?	✓	
Did you submit your bid electronically?	✓	
For Hard Copy Submissions Only: Are two (2) complete bid packages included (one original and one copy)		
For Hard Copy Submissions Only: Bid envelope is marked accordingly.		
Have you made sure your corporate address matches your Sunbiz information ?	✓	
Is each Bid Addendum (when issued) signed and included?	✓	

PLEASE SIGN AND RETURN WITH BID Omar Frozine

June 14, 2024

CITY OF FORT PIERCE

BID NO. 2024-037

CDBG – RESIDENTIAL REHABILITATION – 318 N 18TH STREET

ADDENDUM NO. 1

The purpose of this addendum is to modify the bid due date, provide clarification for the Insurance Requirements, make revisions to the scope of work and provide a revised bid response form.

- The bid due date has been changed from Monday, June 24, 2024 to **3:00PM, Thursday, June 20, 2024.**
- Insurance Requirements. Please be advised we **do not accept CERTIFICATE OF ELECTION TO BE EXEMPT FROM FLORIDA WORKERS' COMPENSATION LAW.** If you are awarded the contract, you MUST comply with insurance requirements stated in Section 2 of the original bid document. There are NO EXCEPTIONS.
- The Statement of Work, Section IV, page 18, was revised during the schedule mandatory site-visit, see attached.
- Revised Bid Response Form, see attached. This form should be used for submitting your bid.

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: Oran Frozini
Manual

Signature: OSCAR FROZINI
Typed or Printed

Company Name: GENTILE CORP.

Address: 3160 TURTLE COVE
WEST PALM BEACH FL 33411

Date: June 20 2024

/lh

REVISED
STATEMENT OF WORK

This project should be bid on according to the housing rehabilitation specifications. The offeror agrees to furnish the following items or services to the City of Fort Pierce at the place specified, in accordance with specifications herein.

1. **SCOPE OF WORK**
   This project should be bid according to the housing rehabilitation specifications set forth below. Project Bid must be all inclusive.

   - Replace Roof
   - Replace/fascia and soffit
   - Replace main entry door
   - Replace rear door and utility room door
   - Master bathroom-Replace sink, Replace vanity light, Install grab rails
   - Replace 17 windows – impact and sills on all
   - Misc electrical repairs
   - Replace HVAC
   - Misc drywall repairs (include paint)
   - Remove Furnace
   - Install door hot water closet / door to air handler
   - Permits

   PLEASE NOTE:

   - **Any roof work will require separate permit.**
   - **The homeowner is responsible for boxing up and protecting any breakables. Owner is to supply and is also responsible for needed utilities to complete rehab.**

REVISED

BID RESPONSE FORM

Bid Item	CDBG RESIDENTIAL REHABILITATION –318 N. 18th STREET		
Bid Number	2024-037	Due Date & Time	3:00PM, THURSDAY, JUNE 20, 2024

This project should be bid on according to the housing rehabilitation specifications. The offeror agrees to furnish the following items or services to the City of Fort Pierce at the place specified, in accordance with specifications herein at the prices quoted below:

ITEM DESCRIPTION	TOTAL COST
Replace Roof	$ 25,000
Replace/Fascia and soffit	$ 3,400
Repair main entry door	$ 1,000
Replace rear door and utility room door	$ 3,200
Master bathroom • Replace sink • Replace vanity light • Install grab rails	$ 6,000
Replace 17 windows-impact and sills on all	$ 19,000
Misc electrical repairs	$ 1,500
Replace HVAC	$ 7,200
Misc drywall repairs (include paint)	$ 2,000
Remove Furnace	$ 800
Install door hot water closet/door to air handler	$ 1,800
Permits	$ 900
TOTAL	$ 71,800

Please respond to the following questions:

This project will be completed within how many calendar days after the notice to proceed is issued.	60 days
Work is guaranteed for how many years?	1 yr. on labor
Materials are guaranteed for how many years?	25 yr. Roof shingles

Vendor: GENTILE CORP.

Address: 3160 TURTLE COVE

City, State, Zip Code: WEST PALM BEACH, FL 33411

Email Address: Gentilellc@comcast.net

Typed Name & Title: OSCAR FROZINI PRESIDENT / QUALIFIER

Signature: Oscar Frozini **Date:** June 20 2024

Telephone No.: 9545200548 **Fax No.:**

(*Please include Remit to address if different than address stated above)

Remit To:

Check block below for applicable minority indicator:

MINORITY	CHECK BOX
Asian Indian	
Black	
Asian Pacific	
Hispanic	✓
Native American	
Small Business	
Women Owned	
Small Disadvantage Business	

June 20, 2024

CITY OF FORT PIERCE

BID NO. 2024-037

CDBG RESIDENTIAL REHABILITATION OF 318 N.18TH STREET

ADDENDUM NO. 2

The purpose of this addendum is to the extend bid due date from 3:00 PM, Thursday, June 20, 2024 to:

3:00 P.M., THURSDAY, JUNE 27, 2024

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: Oscar Frozini
Manual

Signature: OSCAR FROZINI
Typed or Printed

Company Name: GENTILE CORP.

Address: 3160 TURTLE COVE
WEST PALM BEACH FL 33411

Date: June 25 2024

/lh

June 24, 2024

CITY FORT PIERCE

BID NO. 2024-037

CDBG RESIDENTIAL REHABILITATION OF 318 N. 18TH STREET

ADDENDUM NO. 3

The purpose of this addendum is to respond to questions submitted by potential bidders for clarification of the bid specifications:

1. **QUESTION:** Is the master bathroom a full remodel or just the bullet points replace sink and vanity light and install vanity light?

   ANSWER: **Please note that this is a full bathroom remodel, based on our conversations with the contractors.**

2. **QUESTION:** Under miscellaneous electrical repairs is there any specifics?

   ANSWER: **Light switches and fixtures require repair.**

2. **QUESTION:** For the drywall repairs does that include paint and if so is that for the repair area only or the entire area?

   ANSWER: **Yes, paint should be included in the drywall repairs for the entire area.**

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: Oscar Frozini
Manual

Signature: OSCAR FROZINI
Typed or Printed

Company Name: GENTILE CORP.

Address: 3160 TURTLE COVE
WPB FL 33411

Date: June 25 2024

/lh

DELIVER TO: **City of Fort Pierce, Purchasing Division** **Room 101** **100 North U.S. #1** **Fort Pierce, FL 34950** **MAIL TO:** **City of Fort Pierce Purchasing Division,** **Room 101** **P.O. Box 1480** **Fort Pierce, FL 34954-1480**	**INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Bid Writer: Latonya Hubbard, 772-467-3102	**Bid No: 2024-037**
Mandatory Site-Visit: **11:00 A.M, THURSDAY, JUNE 13, 2023**	**Bid Title: CDBG RESIDENTIAL REHABILITATION OF 318 N. 18TH STREET**
Mandatory Site-Visit Location: **318 N. 18TH STREET** **FORT PIERCE, FL 34947**	**Bid Opening Location:** Purchasing Division Conference Room, Room 101 100 North U.S. #1, 1st Floor Fort Pierce, Florida 34950
Bid Due Date & Time: **3:00 PM, MONDAY, JUNE 24, 2024**	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.
Bidder Name: Blue CS Construction LLC **Mailing Address:** 2800 Georgia Ave, Suite A4	***I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.*** X _____ **Authorized Signature (Manual)**
City, State, Zip Code: West Palm Beach, FL 33405	**Typed or Printed Name:** Dariana Alarcon
Type of Entity (Select one): **Corporation** ___X___ **Partnership** _____ **Proprietorship** _____	**Title:** Owner/President
Incorporated in the State of: FL **Year:** 2020	**Delivery in** 60 **days, ARO**
Phone Number: 678) 761-3790	**Payment Terms: Net 30 Days**
Fax Number:	**FEIN or SS Number:** 84-4689509
E-Mail Address: info@pro-constructionsolutions.com	**Local Business:** ___Y _X_N **MWBE:** ___Y _X_N
Bid Security is attached, when required, in the amount of $ 87,650.00 **F.O.B. DESTINATION**	**If returning as a "No Bid" state reason:**
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

DRUG~FREE WORKPLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certified that

Blue CS Construction LLC does:

(Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2. Inform employees about the dangers of drug abuse in the workplace, the business policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

3. Give each employee engaged in providing the commodities or contractual services that are proposed a copy of the statement specified in subsection (1).

4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under Bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

5. Impose a sanction on or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employees community, by any employee who is so convicted.

6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

Dariana Alarcon

Proposer's Signature

06/25/2024

Date

NON-COLLUSION AFFIDAVIT
FOR PRIME BIDDER

STATE OF Georgia

COUNTY OF Gwinnett

Dariana Alarcon, being first duly sworn, deposes and says:

That he is a partner of the frim.
(a partner or officer of the firm, etc.)

the party making the foregoing proposal or bid, that such proposal or bid is genuine and not collusive or sham; that said bidder has not colluded, conspired, connived or agreed directly or indirectly with any bidder or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly sought by agreement or collusion, or communication or conference with any person, to fix the bid price of affiant or of any other bidder, or to fix any overhead, profit or cost element of said bid price, or of that of any other bidder, or to secure any advantage against the City of Fort Pierce, of the County of St. Lucie, or any person interested in the proposed contract; and that all statements in said proposal or bid are true.

Blue CS Construction LLC
(Firm Name)

By: Dariana Alarcon

Title: Owner/Manager

Subscribed and sworn to before me this 19th

day of , June 2024.

Kelly J Lopez
Notary Public

My Commission expires: (Seal)

03/13/2026

KELLY LOPEZ
Notary Public, Georgia
Gwinnett County
My Commission Expires
March 13, 2026

PUBLIC ENTITY CRIMES AFFIDAVIT
SWORN STATEMENT UNDER SECTION 287.133(3)(a),
FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted by City of Fort Pierce
(Print name of the public entity).
by Dariana Alarcon - General Contractor
(Print individual's name and title)
for Blue CS Construction LLC
whose business address is 2800 Georgia Avenue West Palm Beach, FL 33405
(If applicable) its Federal Employer Identification Number (FEIN) is 84-4689509
(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: On the attached sheet). Required as per the IRS Form W-9.

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "affiliate" as defined in paragraph 287.133(1)(a), Florida Statutes, means:
   a. A predecessor or successor of a person convicted of a public entity crime: or

An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls

another person. A person who knowingly enters into a joint venture with a person who has been

b. convicted of a public entity crime in Florida during the preceding 36 months shall

c. be considered an affiliate. I understand that a "person" as defined in Paragraph 287.133(1)(c), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

5. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. **(Please indicate which statement applies.)**

__X__ Neither the entity submitted this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity nor affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

__X__ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, member, or agents who are active in management of the entity, or an affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

__X__ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, member, or agents who are active in management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1,1989. However, there has been subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearing and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. (**Attach a copy of the final order**)

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDEN I1F1ED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 F THE CALENDAR YEAR IN WHICH IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FWRIDA STATUTES, FOR CATEGORY TWO OR ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

Dariana Alarcon
(Signature)

06/25/2024
(Date)

STATE OF Georgia

COUNTY OF Gwinnett

PERSONALLY APPEARED BEFORE ME, the undersigned authority Dariana Alarcon
(Name of individual signing)

Who, after first being sworn by me, affixed his/her signature in the space provided above on this

day 19th of June, 20 24.

Kelly J Lopez
(NOTARY PUBLIC)

My Commission Expires: 03/13/2026

KELLY LOPEZ
Notary Public, Georgia
Gwinnett County
My Commission Expires
March 13, 2026

E-VERIFY
AFFIRMATION STATEMENT

Description: SHIP RESIDENTIAL REHABILITATION – 720 MAPLE AVE

Pursuant to Section 448.095, Florida Statutes, Contractor/Proposer/Responder acknowledges and agrees:

(a) to register with and use the E-Verify System to verify the work authorization status of all persons employed by the Contractor/Proposer/Responder to perform employment duties during the term of the Contract, and

(b) to require any subcontractor (as defined in Section 448.095, Florida Statutes) assigned by Contractor/Proposer/Respondent to perform work pursuant to the Contract to register with and use the E-Verify System to verify the work authorization status of all persons employed by the subcontractor during the term of the Contract, and

(c) if Contractor/Proposer/Responder enters into a contract with a subcontractor, Contractor/Proposer/Responder shall obtain an affidavit from every subcontractor stating the subcontractor does not employ, contract with, or subcontract with an unauthorized alien and the Contractor/Proposer/Responder shall maintain a copy of such affidavit for the term of the Contract, and

(d) the Contractor/Proposer/Bidder shall use the E-Verify System during the term of the Contract, as a condition of the Contract.

Contractor/Proposer/Bidder Company Name: Blue CS Construction LLC

Authorized Company Person's Signature: Dariana Alarcon

Authorized Company Person's Title: Owner/Manager

Date: 06/19/2024

STATE OF FLORIDA
COUNTY OF Gwinnett

Sworn (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this 19th day of June, 20 24 by Dariana Alarcon, who is ☐ personally known or ☒ produced identification (ID produced: Drivers License: 059828182).

Signature: Kelly J Lopez (Seal)

KELLY LOPEZ
Notary Public, Georgia
Gwinnett County
My Commission Expires
March 13, 2026

NOTARY PUBLIC

My Commission Expires: 03/13/2026

REFERENCES

BID NO. 2024-037

CDBG RESIDENTIAL REHABILITATION OF 318 N. 18th STREET

Contact Person & Title	Don Arreguin
Email Address	info@FPR-US.com
Phone No.	847-913-5929
Company Name	First Priority Restoration Inc.
Mailing Address	4300 Ford St #109,
City, State, Zip	Fort Myers, FL 33916
Type of commercial work contracted	Reconstruction, Remediation & Roof
Contact Person & Title	Peter Smith
Email Address	Peter.smith@kdihomes.com
Phone No.	407-808-8803
Company Name	KDI Homes LLC
Mailing Address	1417 Sadler Rd
City, State, Zip	Fernandina Beach, FL 32094
Type of commercial work contracted	New Construction, Remodel & Reconstruction

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See ***Specific Instructions*** on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

Blue Cs Construction LLC

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☑ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . .

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

5 Address (number, street, and apt. or suite no.). See instructions.

2800 Georgia Avenue APT A-4

Requester's name and address (optional)

6 City, state, and ZIP code

WEST PALM BEACH, FL 33405

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

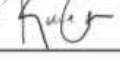
8	4	–	4	6	8	9	5	0	9

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here **Signature of U.S. person**  **Date** 05/15/2024

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

BID RESPONSE FORM

Bid Item	CDBG RESIDENTIAL REHABILITATION – 318 N. 18TH STREET FORT PIERCE, FL 34950		
Bid Number	2024-037	Due Date & Time	3:00PM, MONDAY, JUNE 24, 2024

This project should be bid according to the housing rehabilitation specifications. The offeror agrees to furnish the following items or services to the City of Fort Pierce at the place specified, in accordance with specifications herein at the prices quoted below:

ITEM DESCRIPTION	TOTAL COST
Replace Roof	$ 18,700.00
Replace/Replace fascia and soffit	$ 2,000.00
Repair main entry door	$ 600.00
Replace rear door and utility room door	$ 950.00
Master bathroom • Replace sink and vanity light • Install grab rails	$ 13,000.00
Replace 17 windows – impact	$ 28,000.00
Misc electrical repairs	$ 3,500.00
Replace HVAC	$ 7,000.00
Misc drywall repairs (include paint)	$ 5,500.00
Permits	$ 2,500.00
See Revised Breakdown **TOTAL**	$ 87,650.00

The Bidder hereby acknowledges receipt of the following addenda:

ADDENDUM NO.	ADDENDUM DATE
#1	06/14/2024
#2	06/20/2024
#3	06/24/024

Vendor: Blue CS Construction LLC

Address: 2800 Georgia Ave Suite A4

City, State, Zip Code: West Palm Beach, FL 33405

Email Address: info@pro-constructionsolutions.com

Typed Name, Title: Dariana Alarcon - Owner/Manager

Signature Dariana Alarcon **Date** 06/25/2024

Telephone # 678) 761-3790 **Fax #**

(*Please include Remit to address if different than address stated above)

Remit To:

Check block below for applicable minority indicator:

MINORITY	CHECK BOX
Asian Indian	
Black	
Asian Pacific	
Hispanic	X
Native American	
Small Business	X
Women Owned	X
Small Disadvantage Business	

June 14, 2024

CITY OF FORT PIERCE

BID NO. 2024-037

CDBG – RESIDENTIAL REHABILITATION – 318 N 18TH STREET

ADDENDUM NO. 1

The purpose of this addendum is to modify the bid due date, provide clarification for the Insurance Requirements, make revisions to the scope of work and provide a revised bid response form.

- The bid due date has been changed from Monday, June 24, 2024 to **3:00PM, Thursday, June 20, 2024.**
- Insurance Requirements. Please be advised we **do not accept CERTIFICATE OF ELECTION TO BE EXEMPT FROM FLORIDA WORKERS' COMPENSATION LAW.** If you are awarded the contract, you MUST comply with insurance requirements stated in Section 2 of the original bid document. There are NO EXCEPTIONS.
- The Statement of Work, Section IV, page 18, was revised during the schedule mandatory site-visit, see attached.
- Revised Bid Response Form, see attached. This form should be used for submitting your bid.

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: _____
Manual

Signature: Dariana Alarcon
Typed or Printed

Company Name: Blue CS Construction LLC

Address: 2800 Georgia Avenue, West Palm Beach, FL 33405

Date: 06/25/2024

/lh

REVISED

STATEMENT OF WORK

This project should be bid on according to the housing rehabilitation specifications. The offeror agrees to furnish the following items or services to the City of Fort Pierce at the place specified, in accordance with specifications herein.

1. **SCOPE OF WORK**
   This project should be bid according to the housing rehabilitation specifications set forth below. Project Bid must be all inclusive.

   - Replace Roof
   - Replace/fascia and soffit
   - Replace main entry door
   - Replace rear door and utility room door
   - Master bathroom-Replace sink, Replace vanity light, Install grab rails
   - Replace 17 windows – impact and sills on all
   - Misc electrical repairs
   - Replace HVAC
   - Misc drywall repairs (include paint)
   - Remove Furnace
   - Install door hot water closet / door to air handler
   - Permits

   PLEASE NOTE:

   - **Any roof work will require separate permit.**
   - **The homeowner is responsible for boxing up and protecting any breakables. Owner is to supply and is also responsible for needed utilities to complete rehab.**

REVISED

BID RESPONSE FORM

Bid Item	CDBG RESIDENTIAL REHABILITATION –318 N. 18th STREET		
Bid Number	2024-037	Due Date & Time	3:00PM, THURSDAY, JUNE 20, 2024

This project should be bid on according to the housing rehabilitation specifications. The offeror agrees to furnish the following items or services to the City of Fort Pierce at the place specified, in accordance with specifications herein at the prices quoted below:

ITEM DESCRIPTION	TOTAL COST
Replace Roof	$ 18,700.00
Replace/Fascia and soffit	$ 2,000.00
Repair main entry door	$ 600.00
Replace rear door and utility room door	$ 950.00
Master bathroom • Replace sink • Replace vanity light • Install grab rails	$13,000.00
Replace 17 windows-impact and sills on all	$ 28,000,00
Misc electrical repairs	$ 3,500.00
Replace HVAC	$ 7,000.00
Misc drywall repairs (include paint)	$ 5,500.00
Remove Furnace	$ 2,100.00
Install door hot water closet/door to air handler	$ 3,800.00
Permits	$ 2,500.00
TOTAL	$ 87,650.00

Please respond to the following questions:

This project will be completed within how many calendar days after the notice to proceed is issued.	60 days
Work is guaranteed for how many years?	1 year
Materials are guaranteed for how many years?	Manufarer Warranty

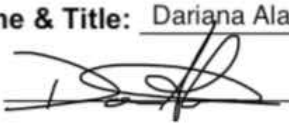
Vendor: Blue CS Construction LLC

Address: 2800 Georgia Avenue. Suite A4

City, State, Zip Code: West Palm Beach FL 33405

Email Address: Info@pro-constructionsolutions.com

Typed Name & Title: Dariana Alarcon - Owner/Manager

Signature:  **Date:** 06/25/2024

Telephone No.: (678) 761-3790 **Fax No.:**

(*Please include Remit to address if different than address stated above)

Remit To:

Check block below for applicable minority indicator:

MINORITY	CHECK BOX
Asian Indian	
Black	
Asian Pacific	
Hispanic	X
Native American	
Small Business	X
Women Owned	X
Small Disadvantage Business	X

June 20, 2024

CITY OF FORT PIERCE

BID NO. 2024-037

CDBG RESIDENTIAL REHABILITATION OF 318 N.18TH STREET

ADDENDUM NO. 2

The purpose of this addendum is to the extend bid due date from 3:00 PM, Thursday, June 20, 2024 to:

3:00 P.M., THURSDAY, JUNE 27, 2024

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: _____
Manual

Signature: Dariana Alarcon
Typed or Printed

Company Name: Blue CS Construction LLC

Address: 2800 Georgia Avenue West Palm Beach FL 33405

Date: 06/25/2024

/lh

June 24, 2024

CITY FORT PIERCE

BID NO. 2024-037

CDBG RESIDENTIAL REHABILITATION OF 318 N. 18TH STREET

ADDENDUM NO. 3

The purpose of this addendum is to respond to questions submitted by potential bidders for clarification of the bid specifications:

1. **QUESTION:** Is the master bathroom a full remodel or just the bullet points replace sink and vanity light and install vanity light?

   ANSWER: **Please note that this is a full bathroom remodel, based on our conversations with the contractors.**

2. **QUESTION:** Under miscellaneous electrical repairs is there any specifics?

   ANSWER: **Light switches and fixtures require repair.**

2. **QUESTION:** For the drywall repairs does that include paint and if so is that for the repair area only or the entire area?

   ANSWER: **Yes, paint should be included in the drywall repairs for the entire area.**

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: _____
Manual

Signature: Dariana Alarcon
Typed or Printed

Company Name: Blue CS Construction LLC

Address: 2800 Georgia Avenue, West Palm Beach, FL 33405

Date: 06/25/2024

/lh

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 01/17/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Next First Insurance Agency, Inc.
PO Box 60787
Palo Alto, CA 94306

CONTACT NAME:
PHONE (A/C, No, Ext): (855) 222-5919 **FAX (A/C, No):**
E-MAIL ADDRESS: support@nextinsurance.com

INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A :	Next Insurance US Company	16285
INSURER B :		
INSURER C :		
INSURER D :		
INSURER E :		
INSURER F :		

INSURED
BLUE CS CONSTRUCTION LLC
2800 Georgia Ave Apt A4
West Palm Beach, FL 33405

COVERAGES **CERTIFICATE NUMBER:** 147397822 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:			NXT4X3QDWV-00-GL	01/17/2024	01/17/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG 	$1,000,000.00 $100,000.00 $15,000.00 $1,000,000.00 $2,000,000.00 $2,000,000.00 $
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS HIRED AUTOS ONLY NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) 	$ $ $ $ $
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE AGGREGATE 	$ $ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ $ $
A	Contractors Errors and Omissions			NXT4X3QDWV-00-GL	01/17/2024	01/17/2025	Each Occurrence: Aggregate:	$25,000.00 $50,000.00

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Proof of Insurance.

CERTIFICATE HOLDER
City of Fort Pierce
100 North U.S. #1
Fort Pierce, FL 34950

LIVE CERTIFICATE
Click or scan to view

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CERTIFICATE OF LIABILITY INSURANCE

Date: 4/23/2024

Producer: Plymouth Insurance Agency
2739 U.S. Highway 19 N.
Holiday, FL 34691
(727) 938-5562

This Certificate is issued as a matter of information only and confers no rights upon the Certificate Holder. This Certificate does not amend, extend or alter the coverage afforded by the policies below.

Insured: South East Personnel Leasing, Inc. & Subsidiaries
2739 U.S. Highway 19 N.
Holiday, FL 34691

Insurers Affording Coverage		NAIC #
Insurer A:	Lion Insurance Company	11075
Insurer B:		
Insurer C:		
Insurer D:		
Insurer E:		

Coverages

The policies of insurance listed below have been issued to the insured named above for the policy period indicated. Notwithstanding any requirement, term or condition of any contract or other document with respect to which this certificate may be issued or may pertain, the insurance afforded by the policies described herein is subject to all the terms, exclusions, and conditions of such policies. Aggregate limits shown may have been reduced by paid claims.

INSR LTR	ADDL INSRD	Type of Insurance	Policy Number	Policy Effective Date (MM/DD/YY)	Policy Expiration Date(MM/DD/YY)	Limits	
		GENERAL LIABILITY ☐ Commercial General Liability ☐ ☐ Claims Made ☐ Occur ☐ ☐ General aggregate limit applies per: ☐ Policy ☐ Project ☐ LOC				Each Occurrence	$
						Damage to rented premises (EA occurrence)	$
						Med Exp	$
						Personal Adv Injury	$
						General Aggregate	$
						Products - Comp/Op Agg	$
		AUTOMOBILE LIABILITY ☐ Any Auto ☐ All Owned Autos ☐ Scheduled Autos ☐ Hired Autos ☐ Non-Owned Autos ☐ ☐				Combined Single Limit (EA Accident)	$
						Bodily Injury (Per Person)	$
						Bodily Injury (Per Accident)	$
						Property Damage (Per Accident)	$
		EXCESS/UMBRELLA LIABILITY ☐ Occur ☐ Claims Made ☐ Deductible				Each Occurrence	
						Aggregate	
A		**Workers Compensation and Employers' Liability** Any proprietor/partner/executive officer/member excluded? **NO** If Yes, describe under special provisions below.	WC 71949	01/01/2024	01/01/2025	X WC Statutory Limits ☐ OTHER	
						E.L. Each Accident	$1,000,000
						E.L. Disease - Ea Employee	$1,000,000
						E.L. Disease - Policy Limits	$1,000,000
		Other	**Lion Insurance Company is A.M. Best Company rated A (Excellent). AMB # 12616**				

Descriptions of Operations/Locations/Vehicles/Exclusions added by Endorsement/Special Provisions: Client ID: 96-65-407

Coverage only applies to active employee(s) of South East Personnel Leasing, Inc. & Subsidiaries that are leased to the following "Client Company":

Blue CS Construction, LLC.

Coverage only applies to injuries incurred by South East Personnel Leasing, Inc. & Subsidiaries active employee(s) , while working in: FL.
Coverage does not apply to statutory employee(s) or independent contractor(s) of the Client Company or any other entity.
A list of the active employee(s) leased to the Client Company can be obtained by emailing a request to certificates@lioninsurancecompany.com

Project Name:

ISSUE 04-23-24 (CF)

Begin Date: 4/29/2024

CERTIFICATE HOLDER

City of Fort Pierce
100 North U.S. #1
Fort Pierce, FL 34950

CANCELLATION

Should any of the above described policies be cancelled before the expiration date thereof, the issuing insurer will endeavor to mail 30 days written notice to the certificate holder named to the left, but failure to do so shall impose no obligation or liability of any kind upon the insurer, its agents or representatives.

CITY OF FORT PIERCE BIDDER'S CHECKLIST

This checklist is provided to assist each Bidder in the preparation of their bid response. Included in this checklist are important requirements, which is the responsibility of each Bidder to submit with their response in order to make their response fully compliant. This checklist is only a guideline, it is the responsibility of each Bidder to read and comply with the Invitation to Bid in its entirety.

Check "Yes" or "No" to each of the following:

	YES	NO
Is Invitation to Bid cover page (page 1) completed, signed, and attached?	X	
Include proof of proper insurance as stated in bid documents.	X	
Are all of the Required forms complete and included?	X	
Is Bid Response Form completed, signed, and attached?	X	
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked?	X	
Did you submit your bid electronically?	X	
For Hard Copy Submissions Only: Are two (2) complete bid packages included (one original and one copy)		X
For Hard Copy Submissions Only: Bid envelope is marked accordingly.		X
Have you made sure your corporate address matches your Sunbiz information ?	X	
Is each Bid Addendum (when issued) signed and included?	X	

PLEASE SIGN AND RETURN WITH BID Dariana Alarcon

City Commission Regular Meeting - 5:05 pm **11. d.**

Meeting Date: 08/19/2024

Re: Approval of Bid No. 2424-038

Submitted For: Donnella Clarke, Grants Administration Manager, Finance Department

SUBJECT:

Approval of award of Bid No. 2024-038 for CDBG Residential Rehabilitation for 720 Maple Street Fort Pierce, FL to Blue CS Construction LLC in an amount not to exceed $65,700.00.

SUMMARY:

The Grants Division has partnered with the Purchasing Division to solicit bids for the following CDBG Residential Rehabilitation, 720 Maple, Fort Pierce, FL. The invitation was sent to 536 vendors. Fourteen (14) vendors requested specifications with one (1) responding (7.14%) plus 0 “No Bid” (7.14% total response).

RECOMMENDATION:

Staff recommends approval to Blue CS Construction, LLC in the amount not to exceed $65,700.00.

ALTERNATIVES:

Deny the award and/or select from higher bids.

RESPONSIBLE STAFF:

Donnella Clarke, Grants Manager

COORDINATED WITH:

Gelencia Carter, Purchasing Manager

Attachments

Recommendation for Award Letter

Bid Tabulation Memo

Submittal - Blue CS Construction LLC

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	08/12/2024 02:36 PM
Finance Department	Johnna Morris	08/12/2024 02:44 PM
City Manager	Nick Mimms	08/13/2024 12:14 PM

Form Started By: Donnella Clarke Started On: 08/07/2024 01:32 PM
Final Approval Date: 08/13/2024

CITY OF FORT PIERCE
PURCHASING DIVISION
100 North U.S. Highway 1
Fort Pierce, FL 34950
(772) 467-3102
https://www.cityoffortpierce.com/187/Purchasing

Date: _____

RECOMMENDATION FOR AWARD

Solicitation No: _____

Solicitation Title: _____

Solicitation Advertisement: _____

Solicitation Due Date: _____

Award Authority: _____ **City Commission** _____ **City Manager** _____ **Purchasing Manager**

_____ **Director of Finance** _____ **Planning Board** _____ **FPRA Board**

To: Gelencia Carter, Purchasing Manager

From:

Through:

The above cited for solicitation submittal documents have been reviewed and the apparent low responsive, responsible vendor is recommended for award:

Recommend Vendor(s) Name: _____

Initial Term Amount: $_____

Contract Terms, if applicable: _____

Award is based on the following concurrence (s):

THE SUNRISE CITY
FORT PIERCE
Florida
PURCHASING DEPARTMENT

TO: **Donnella Clarke, Grants Division Manager**

FROM: **LaTonya Hubbard, Purchasing Agent** *LaTonya Hubbard*

SUBJECT: **Bid No. 2024-038 – SHIP Residential Rehabilitation – 720 Maple Street**

DATE: **June 21, 2024**

On May 15, 2024, the Purchasing Division received specifications to go out for bid on the above subject bid. The bid was advertised on June 4 and June 11, 2024, with a scheduled opening at 3:00 PM on June 20, 2024.

Respondents are now able to submit bids electronically and the hard copy requirement has been modified. Respondents that choice to submit a hard copy are required to only submit one (1) original and one (1) PDF copy on a USB Drive.

Attached is the tabulation sheet for the above referenced bid. In total, one (1) submission was received electronically. A copy of the submittals will be sent via email or OneDrive. The file is available for review in the Purchasing Division.

The invitation was sent to 536 vendors. Fourteen (14) vendors requested specifications with one (1) responding (7.14%) plus 0 "No Bid" (7.14% total response).

A recommendation to award form (see attached) will need to be completed and attached to the appropriate approving authority's document (City Manager's – Requisition or City Commission – Agenda Item).

The entire process including approval of Commission must be complete by **August 19, 2024**, which is the expiration date of the bid and responses.

/lh

Attachment

cc: Johnna Morris, Director of Finance
File

THE SUNRISE CITY
FORT PIERCE
Florida
PURCHASING DEPARTMENT

CITY OF FORT PIERCE
TABULATION OF BIDS

BID ON:	**SHIP RESIDENTIAL REHABILITIATION OF 720 MAPLE STREET**
BID NUMBER:	**2024-038**
OPENING DATE:	6/20/24 @ 3:30PM
RECOMMENDED AWARD:	Pending

RESPONSE
1 of 14 = 7.14%
0 "No Bids"
Total = 7.14%

Offers from the vendors listed herein are the only offers received timely as of the above pening date and time. All other offers submitted in response to this solicitation, if any, are ereby rejected as late."

VENDOR NAME	TOTAL BID PRICE
Blue CS Construction, LLC *West Palm Beach, FL*	**$65,700.00**

PLEASE NOTE: COMMISSION MEETINGS ARE HELD THE FIRST AND THIRD MONDAY OF EVERY MONTH. CHECK THE CITY'S WEBSITE, https://www.cityoffortpierce.com/223/Agendas- Minutes or CALL THE PURCHASING DIVISION, (772) 467-3102, WEDNESDAY PRIOR TO THE MEETINGS FOR RECOMMENDATION OF AWARD

DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Bid Writer: Madison White, 772-467-3102	**Bid No:** 2024-038
Mandatory Site-Visit: 10:00 A.M, THURSDAY, JUNE 13, 2024	**Bid Title:** SHIP Residential Rehabilitation – 720 MAPLE AVE
Mandatory Site-Visit Location: 720 MAPLE AVE, FORT PIERCE, FL 34982	**Bid Opening Location:** Purchasing Division Conference Room, Room 101 100 North U.S. #1, 1st Floor Fort Pierce, Florida 34950
Bid Due Date & Time: 10:00 AM, FRIDAY, JULY 5, 2024	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this division as soon as possible.
Bidder Name: Blue CS Construction LLC **Mailing Address:** 2800 Georgia Ave, Suite A4	*I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.* X _____ Authorized Signature (Manual)
City, State, Zip Code: West Palm Beach, FL 33405	**Typed or Printed Name:** Dariana Alarcon
Type of Entity (Select one): Corporation X Partnership Proprietorship	**Title:** Owner/President
Incorporated in the State of: FL **Year:** 2020	**Delivery In** 60 **days, ARO**
Phone Number: 678) 761- 3790	**Payment Terms:** Net 30 Days
Fax Number:	**FEIN or SS Number:** 84-4689509
E-Mail Address: info@pro-constructionsolutions.com	**Local Business:** ___Y X N **MWBE:** X Y ___N
Bid Security is attached, when required, in the amount of $ 65,700.00 F.O.B. DESTINATION	**If returning as a "No Bid" state reason:**

THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 01/17/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Next First Insurance Agency, Inc.
PO Box 60787
Palo Alto, CA 94306

CONTACT NAME:
PHONE (A/C, No, Ext): (855) 222-5919 **FAX (A/C, No):**
E-MAIL ADDRESS: support@nextinsurance.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Next Insurance US Company	16285
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
BLUE CS CONSTRUCTION LLC
2800 Georgia Ave Apt A4
West Palm Beach, FL 33405

COVERAGES **CERTIFICATE NUMBER:** 147397822 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:			NXT4X3QDWV-00-GL	01/17/2024	01/17/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$1,000,000.00 $100,000.00 $15,000.00 $1,000,000.00 $2,000,000.00 $2,000,000.00
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $
A	Contractors Errors and Omissions			NXT4X3QDWV-00-GL	01/17/2024	01/17/2025	Each Occurrence: Aggregate:	$25,000.00 $50,000.00

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Proof of Insurance.

CERTIFICATE HOLDER

City of Fort Pierce
100 North U.S. #1
Fort Pierce, FL 34950

LIVE CERTIFICATE
Click or scan to view

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.

The ACORD name and logo are registered marks of ACORD

CERTIFICATE OF LIABILITY INSURANCE

Date: 4/23/2024

Producer: Plymouth Insurance Agency
2739 U.S. Highway 19 N.
Holiday, FL 34691
(727) 938-5562

This Certificate is issued as a matter of information only and confers no rights upon the Certificate Holder. This Certificate does not amend, extend or alter the coverage afforded by the policies below.

Insured: South East Personnel Leasing, Inc. & Subsidiaries
2739 U.S. Highway 19 N.
Holiday, FL 34691

Insurers Affording Coverage		NAIC #
Insurer A:	Lion Insurance Company	11075
Insurer B:		
Insurer C:		
Insurer D:		
Insurer E:		

Coverages

The policies of insurance listed below have been issued to the insured named above for the policy period indicated. Notwithstanding any requirement, term or condition of any contract or other document with respect to which this certificate may be issued or may pertain, the insurance afforded by the policies described herein is subject to all the terms, exclusions, and conditions of such policies. Aggregate limits shown may have been reduced by paid claims.

INSR LTR	ADDL INSRD	Type of Insurance	Policy Number	Policy Effective Date (MM/DD/YY)	Policy Expiration Date(MM/DD/YY)	Limits	
		GENERAL LIABILITY ☐ Commercial General Liability ☐ Claims Made ☐ Occur General aggregate limit applies per: ☐ Policy ☐ Project ☐ LOC				Each Occurrence	$
						Damage to rented premises (EA occurrence)	$
						Med Exp	$
						Personal Adv Injury	$
						General Aggregate	$
						Products - Comp/Op Agg	$
		AUTOMOBILE LIABILITY ☐ Any Auto ☐ All Owned Autos ☐ Scheduled Autos ☐ Hired Autos ☐ Non-Owned Autos				Combined Single Limit (EA Accident)	$
						Bodily Injury (Per Person)	$
						Bodily Injury (Per Accident)	$
						Property Damage (Per Accident)	$
		EXCESS/UMBRELLA LIABILITY ☐ Occur ☐ Claims Made ☐ Deductible				Each Occurrence	
						Aggregate	
A		**Workers Compensation and Employers' Liability** Any proprietor/partner/executive officer/member excluded? **NO** If Yes, describe under special provisions below.	WC 71949	01/01/2024	01/01/2025	X WC Statutory Limits ☐ OTHER	
						E.L. Each Accident	$1,000,000
						E.L. Disease - Ea Employee	$1,000,000
						E.L. Disease - Policy Limits	$1,000,000
		Other	**Lion Insurance Company is A.M. Best Company rated A (Excellent). AMB # 12616**				

Descriptions of Operations/Locations/Vehicles/Exclusions added by Endorsement/Special Provisions: Client ID: 96-65-407

Coverage only applies to active employee(s) of South East Personnel Leasing, Inc. & Subsidiaries that are leased to the following "Client Company":

Blue CS Construction, LLC.

Coverage only applies to injuries incurred by South East Personnel Leasing, Inc. & Subsidiaries active employee(s) , while working in: FL.
Coverage does not apply to statutory employee(s) or independent contractor(s) of the Client Company or any other entity.
A list of the active employee(s) leased to the Client Company can be obtained by emailing a request to certificates@lioninsurancecompany.com

Project Name:

ISSUE 04-23-24 (CF)

Begin Date: 4/29/2024

CERTIFICATE HOLDER

City of Fort Pierce
100 North U.S. #1
Fort Pierce, FL 34950

CANCELLATION

Should any of the above described policies be cancelled before the expiration date thereof, the issuing insurer will endeavor to mail 30 days written notice to the certificate holder named to the left, but failure to do so shall impose no obligation or liability of any kind upon the insurer, its agents or representatives.

REVISED

BID RESPONSE FORM

Bid Item	SHIP REHABILITATION –720 MAPLE AVENUE		
Bid Number	2024-038	Due Date & Time	3:30 PM, THURSDAY, JUNE 20, 2024

This project should be bid on according to the housing rehabilitation specifications. The offeror agrees to furnish the following items or services to the City of Fort Pierce at the place specified, in accordance with specifications herein at the prices quoted below:

ITEM DESCRIPTION	TOTAL COST
Renovate master bathroom	$10,000.00
Renovate 2nd bathroom	$ 8,000.00
Replace kitchen sink and faucet	$ 850.00
Replace garbage disposal	$ 500.00
Replace main entry door	$ 1,600.00
Replace entry light and rear porch light	$ 350.00
Replace rear exterior door – sliding door	$ 3,500.00
Replace pitch roof	$ 18,700.00
Repair/Replace fascia and soffit	$ 2,000.00
Replace 7 windows – impact	$ 9,500.00
Replace HVAC (gas furnace)	$ 7,000.00
Replace garage door opener	$ 700.00
Replace/repair garage door screen	$ 700.00
Permits	$ 2,500.00
TOTAL	$65,700.00

DRUG~FREE WORKPLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certified that

Blue CS Construction LLC does
(Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2. Inform employees about the dangers of drug abuse in the workplace, the business policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

3. Give each employee engaged in providing the commodities or contractual services that are proposed a copy of the statement specified in subsection (1).

4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under Bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

5. Impose a sanction on or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee=s community, by any employee who is so convicted.

6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

Dariana Alarcon
Proposer's Signature

06/19/2024
Date

NON-COLLUSION AFFIDAVIT
FOR PRIME BIDDER

STATE OF Georgia

COUNTY OF Gwinnett

Dariana Alarcon, being first duly sworn, deposes and says:

That he is a partner of the frim.
(a partner or officer of the firm, etc.)

the party making the foregoing proposal or bid, that such proposal or bid is genuine and not collusive or sham; that said bidder has not colluded, conspired, connived or agreed directly or indirectly with any bidder or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly sought by agreement or collusion, or communication or conference with any person, to fix the bid price of affiant or of any other bidder, or to fix any overhead, profit or cost element of said bid price, or of that of any other bidder, or to secure any advantage against the City of Fort Pierce, of the County of St. Lucie, or any person interested in the proposed contract; and that all statements in said proposal or bid are true.

Blue CS Construction LLC
(Firm Name)

By: Dariana Alarcon

Title: Owner/Manager

Subscribed and sworn to before me this 19th

day of June 2024.

Kelly J Lopez
Notary Public

My Commission expires: (Seal)

KELLY LOPEZ
Notary Public, Georgia
Gwinnett County
My Commission Expires
March 13, 2026

03/13/2026

PUBLIC ENTITY CRIMES AFFIDAVIT
SWORN STATEMENT UNDER SECTION 287.133(3)(a),
FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted by City of Fort Pierce
(Print name of the public entity).
by Dariana Alarcon - General Contractor
(Print individual's name and title)
for Blue CS Construction LLC
whose business address is 2800 Georgia Avenue West Palm Beach, FL 33405
(If applicable) its Federal Employer Identification Number (FEIN) is 84-4689509

(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: On the attached sheet). Required as per the IRS Form W-9.

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "affiliate" as defined in paragraph 287.133(1)(a), Florida Statutes, means:
   a. A predecessor or successor of a person convicted of a public entity crime: or

   An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been

b. convicted of a public entity crime in Florida during the preceding 36 months shall

c. be considered an affiliate. I understand that a "person" as defined in Paragraph 287.133(1)(c), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

5. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. **(Please indicate which statement applies.)**

__X__ Neither the entity submitted this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity nor affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

__X__ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, member, or agents who are active in management of the entity, or an affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

__X__ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, member, or agents who are active in management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1,1989. However, there has been subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearing and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. **(Attach a copy of the final order)**

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDEN I1F1ED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 F THE CALENDAR YEAR IN WHICH IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FWRIDA STATUTES, FOR CATEGORY TWO OR ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

Dariana Alarcon
(Signature)

06/19/2024
(Date)

STATE OF Georgia

COUNTY OF Gwinnett

PERSONALLY APPEARED BEFORE ME, the undersigned authority Dariana Alarcon
(Name of individual signing)

Who, after first being sworn by me, affixed his/her signature in the space provided above on this

day 19th of June, 20 24.

KELLY LOPEZ
Notary Public, Georgia
Gwinnett County
My Commission Expires
March 13, 2026

Kelly J Lopez
(NOTARY PUBLIC)

My Commission Expires: 03/13/2026

E-VERIFY
AFFIRMATION STATEMENT

Description: SHIP RESIDENTIAL REHABILITATION – 720 MAPLE AVE

Pursuant to Section 448.095, Florida Statutes, Contractor/Proposer/Responder acknowledges and agrees:

(a) to register with and use the E-Verify System to verify the work authorization status of all persons employed by the Contractor/Proposer/Responder to perform employment duties during the term of the Contract, and

(b) to require any subcontractor (as defined in Section 448.095, Florida Statutes) assigned by Contractor/Proposer/Respondent to perform work pursuant to the Contract to register with and use the E-Verify System to verify the work authorization status of all persons employed by the subcontractor during the term of the Contract, and

(c) if Contractor/Proposer/Responder enters into a contract with a subcontractor, Contractor/Proposer/Responder shall obtain an affidavit from every subcontractor stating the subcontractor does not employ, contract with, or subcontract with an unauthorized alien and the Contractor/Proposer/Responder shall maintain a copy of such affidavit for the term of the Contract, and

(d) the Contractor/Proposer/Bidder shall use the E-Verify System during the term of the Contract, as a condition of the Contract.

Contractor/Proposer/Bidder Company Name: Blue CS Construction LLC

Authorized Company Person's Signature: *Dariana Alarcon*

Authorized Company Person's Title: Owner/Manager

Date: 06/19/2024

STATE OF FLORIDA
COUNTY OF Gwinnett

Sworn (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this 19th day of June, 20 24 by Dariana Alarcon, who is ☐ personally known or ☒ produced identification (ID produced: Drivers License: 059828182).

Signature: *Kelly J Lopez* (Seal)

KELLY LOPEZ
Notary Public, Georgia
Gwinnett County
My Commission Expires
March 13, 2026

NOTARY PUBLIC

My Commission Expires: 03/13/2026

REFERENCES

BID NO. 2024-038

SHIP RESIDENTIAL REHABILIATION – 720 MAPLE AVE

Contact Person & Title	Don Arreguin
Email Address	info@FPR-US.com
Phone No.	847-913-5929
Company Name	First Priority Restoration Inc.
Mailing Address	4300 Ford St #109,
City, State, Zip	Fort Myers, FL 33916
Type of commercial work contracted	Reconstruction, Remediation & Roof
Contact Person & Title	Peter Smith
Email Address	Peter.smith@kdihomes.com
Phone No.	407-808-8803
Company Name	KDI Homes LLC
Mailing Address	1417 Sadler Rd
City, State, Zip	Fernandina Beach, FL 32094
Type of commercial work contracted	New Construction & Reconstruction

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See *Specific Instructions* on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

Blue Cs Construction LLC

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☑ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) _____

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) _____

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____

(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions ☐

5 Address (number, street, and apt. or suite no.). See instructions.

2800 Georgia Avenue APT A-4

Requester's name and address (optional)

6 City, state, and ZIP code

WEST PALM BEACH, FL 33405

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			-			-				

or

Employer identification number

8	4	-	4	6	8	9	5	0	9

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here **Signature of U.S. person** [signature] **Date** 05/15/2024

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

Vendor: Blue CS Construction LLC

Address: 2800 Georgia Ave Suite A4

City,State, Zip Code: West Palm Beach, FL 33405

Email Address: info@pro-constructionsolutions.com

Typed Name & Title: Dariana Alarcon - Owner/President

Signature: Dariana Alarcon **Date:** 06/19/2024

Telephone No.: 678) 761-3790 **Fax No.:**

(*Please include Remit to address if different than address stated above)

Remit To:

Check block below for applicable minority indicator:

MINORITY	CHECK BOX
Asian Indian	
Black	
Asian Pacific	
Hispanic	X
Native American	
Small Business	X
Women Owned	X
Small Disadvantage Business	X

June 14, 2024

CITY OF FORT PIERCE

BID NO. 2024-038

SHIP REHABILITATION – 720 MAPLE AVENUE

ADDENDUM NO. 1

The purpose of this addendum is to modify the bid due date, provide clarification for the Insurance Requirements, make revisions to the scope of work and provide a revised bid response form.

- The bid due date has been changed from Monday, July 5, 2024 to **3:30PM, Thursday, June 20, 2024.**
- Insurance Requirements. Please be advised we **do not accept CERTIFICATE OF ELECTION TO BE EXEMPT FROM FLORIDA WORKERS' COMPENSATION LAW.** If you are awarded the contract, you MUST comply with insurance requirements stated in Section 2 of the original bid document. There are NO EXCEPTIONS.
- The Statement of Work, Section IV, page 18, was revised during the schedule mandatory site-visit, see attached.
- Revised Bid Response Form, see attached. This form should be used for submitting your bid.

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: _____
Manual

Signature: Dariana Alarcon
Typed or Printed

Company Name: Blue CS Construction LLC

Address: 2800 Georgia Ave Suite A4, West Aplm Beach, FL 33405

Date: 06/19/2024

/lh

City Commission Regular Meeting - 5:05 pm **11. e.**

Meeting Date: 08/19/2024

Re: Approval of Bid No. 2024-039

Submitted For: Donnella Clarke, Grants Administration Manager, Finance Department

SUBJECT:

Approval of award of Bid No. 2024-039 for CDBG Residential Rehabilitation for 2708 Avenue H, Fort Pierce, FL to Gentile Corp in an amount not to exceed $57,575.00.

SUMMARY:

The Grants Division has partnered with the Purchasing Division to solicit bids for the following CDBG Residential Rehabilitation, 2708 Avenue H, Fort Pierce, FL. The invitation was sent to 546 vendors. Eight (8) vendors requested specifications with two (2) responding 25.00%) plus 0 “No Bid” (25.00% total response).

RECOMMENDATION:

: Staff recommends approval to Gentile Corp in the amount not to exceed $57,575.00.

ALTERNATIVES:

Deny the award and/or select from higher bids.

RESPONSIBLE STAFF:

Donnella Clarke, Grants Manager

COORDINATED WITH:

Gelencia Carter, Purchasing Manager

Attachments

Recommendation for Award Letter

Bid Tabulation Memo

Submittal - Gentile Corp.

Submittal - B Squared Contracting Inc

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	08/12/2024 02:33 PM
Finance Department	Johnna Morris	08/12/2024 02:33 PM
City Manager	Nick Mimms	08/13/2024 12:14 PM
Form Started By: Donnella Clarke		Started On: 08/07/2024 02:11 PM
Final Approval Date: 08/13/2024		

CITY OF FORT PIERCE
PURCHASING DIVISION
100 North U.S. Highway 1
Fort Pierce, FL 34950
(772) 467-3102
https://www.cityoffortpierce.com/187/Purchasing

Date: 8/2/2024

RECOMMENDATION FOR AWARD

Solicitation No: 2024-039

Solicitation Title: CDBG Residential Rehabilitation - 2708 Avenue H

Solicitation Advertisement: 6/20/2024 - 6/27/2024

Solicitation Due Date:

Award Authority:

- [x] **City Commission**
- [x] **City Manager**
- [ ] **Purchasing Manager**
- [x] **Director of Finance**
- [ ] **Planning Board**
- [ ] **FPRA Board**

To: Gelencia Carter, Purchasing Manager

From: Donnella Clarke

Through: Donnella Clarke

The above cited for solicitation submittal documents have been reviewed and the apparent low responsive, responsible vendor is recommended for award:

Recommend Vendor(s) Name: Gentile Corp.

Initial Term Amount: $57,575

Contract Terms, if applicable:

Award is based on the following concurrence (s):

On May 13, 2024, the Purchasing Division received specifications to go out for bid on the above subject bid. The bid was advertised on June 20 and June 27, 2024, with a scheduled opening at 3:00 PM on July 5, 2024.

The invitation was sent to 546 vendors. Eight (8) vendors requested specifications with two (2) responding 25.00%) plus 0 " No Bid" (25.00% total response). Gentile submitted the lowest and most responsive bid.

THE SUNRISE CITY
FORT PIERCE
Florida
PURCHASING DEPARTMENT

TO: **Donnella Clarke, Grants Division Manager**

FROM: **Madison White, Purchasing Agent** *Madison White*

SUBJECT: **Bid No. 2024-039 – CDBG Residential Rehabilitation – 2708 Avenue H**

DATE: **July 5, 2024**

On May 13, 2024, the Purchasing Division received specifications to go out for bid on the above subject bid. The bid was advertised on June 20 and June 27, 2024, with a scheduled opening at 3:00 PM on July 5, 2024.

Respondents are now able to submit bids electronically and the hard copy requirement has been modified. Respondents that choice to submit a hard copy are required to only submit one (1) original and one (1) PDF copy on a USB Drive.

Attached is the tabulation sheet for the above referenced bid. In total, two (2) submissions received electronically. A copy of the submittals will be sent via email or OneDrive. The file is available for review in the Purchasing Division.

The invitation was sent to 546 vendors. Eight (8) vendors requested specifications with two (2) responding 25.00%) plus 0 "No Bid" (25.00% total response).

A recommendation to award form (see attached) will need to be completed and attached to the appropriate approving authority's document (City Manager's – Requisition or City Commission – Agenda Item).

B Squared Contracting, Inc.'s submission contained a calculation error. As per Section I, General Conditions, item number 8, Mistakes, in case of a mistake in addition, the unit price will be considered correct. Their Bid Response Form showed $69,200.00, but the accurate price calculation is $70,200.00.

Please kindly make a note of the following: The bid expiration date is **Tuesday, September 3, 2024**. It is essential to ensure that approval for the award is completed by this date.

/mw

Attachment

cc: Johnna Morris, Director of Finance
File

THE SUNRISE CITY
FORT PIERCE
Florida
PURCHASING DEPARTMENT

CITY OF FORT PIERCE
TABULATION OF BIDS

BID ON:	**CDBG RESIDENTIAL REHABILITATION—2708 AVENUE H**
BID NUMBER:	**2024-039**
OPENING DATE:	07/05/24 @ 3:00PM
RECOMMENDED AWARD:	Pending

RESPONSE
2 of 8 = 25.00%
0 "No Bids"
Total = 25.00%

Offers from the vendors listed herein are the only offers received timely as of the above pening date and time. All other offers submitted in response to this solicitation, if any, are ereby rejected as late."

VENDOR NAME	TOTAL BID PRICE
Gentile Corp. *West Palm Beach, FL*	**$57,575**
B Squared Contracting inc *Port Saint Lucie, FL*	**$69,200**

PLEASE NOTE: COMMISSION MEETINGS ARE HELD THE FIRST AND THIRD MONDAY OF EVERY MONTH.
CHECK THE CITY'S WEBSITE: https://www.cityoffortpierce.com/223/Agendas- Minutes or CALL THE PURCHASING DIVISION, (772) 467-3102, WEDNESDAY PRIOR TO THE MEETINGS FOR RECOMMENDATION OF AWARD

DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Bid Writer: Madison White, 772-467-3102	**Bid No:** 2024-039
Mandatory Site-Visit: 10:00 A.M, THURSDAY, JUNE 27, 2024	**Bid Title:** CDBG Residential Rehabilitation – 2708 Avenue H
Mandatory Site-Visit Location: 2708 AVENUE H, FORT PIERCE, FL 34947	**Bid Opening Location:** Purchasing Division Conference Room, Room 101 100 North U.S. #1, 1st Floor Fort Pierce, Florida 34950
Bid Due Date & Time: 3:00 PM, FRIDAY, JULY 5, 2024	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this division as soon as possible.
Bidder Name: GENTILE CORP. **Mailing Address:** 3160 TURTLE COVE WPB FL 33411	*I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.* x Oscar Frozini Authorized Signature (Manual)
City, State, Zip Code: West Palm Beach Fl 33411	**Typed or Printed Name:** OSCAR FROZINI
Type of Entity (Select one): Corporation ✓ Partnership Proprietorship	**Title:** PRESIDENT/QUALIFIER
Incorporated in the State of: Fl **Year:** 2006(T)	**Delivery in** _____ **days, ARO**
Phone Number: 9545200548	**Payment Terms:** Net 30 Days
Fax Number:	**FEIN or SS Number:** 46-1976266
E-Mail Address: Gentilellc@comcast.net	**Local Business:** ___Y ✓N **MWBE:** ___Y ✓N
Bid Security is attached, when required, in the amount of $ N/A **F.O.B. DESTINATION**	**If returning as a "No Bid" state reason:**
THIS PAGE MUST BE COMPLETED AND RETURNED WIT YOUR BID	

DRUG~FREE WORKPLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certified that

GENTILE CORP. does:

(Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2. Inform employees about the dangers of drug abuse in the workplace, the business policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

3. Give each employee engaged in providing the commodities or contractual services that are proposed a copy of the statement specified in subsection (1).

4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under Bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

5. Impose a sanction on or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employees community, by any employee who is so convicted.

6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

Oscar Frozini

Proposer's Signature

July 05 2024

Date

NON-COLLUSION AFFIDAVIT
FOR PRIME BIDDER

STATE OF FL

COUNTY OF ~~F~~ Palm Beach

OSCAR FROZINI, being first duly sworn, deposes and says:

That he is President / Qualifier
(a partner or officer of the firm, etc.)

the party making the foregoing proposal or bid, that such proposal or bid is genuine and not collusive or sham; that said bidder has not colluded, conspired, connived or agreed directly or indirectly with any bidder or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly sought by agreement or collusion, or communication or conference with any person, to fix the bid price of affiant or of any other bidder, or to fix any overhead, profit or cost element of said bid price, or of that of any other bidder, or to secure any advantage against the City of Fort Pierce, of the County of St. Lucie, or any person interested in the proposed contract; and that all statements in said proposal or bid are true.

GENTILE CORP.
(Firm Name)

By: Oscar Frozini

Title: President / Qualifier

Subscribed and sworn to before me this 5th
day of, July 2024.

Marybell Martinez
Notary Public

My Commission expires: (Seal)

Notary Public State of Florida
Marybell Martinez
My Commission HH 319776
Expires 10/24/2026

PUBLIC ENTITY CRIMES AFFIDAVIT
SWORN STATEMENT UNDER SECTION 287.133(3)(a),
FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted by City of Fort Pierce
(Print name of the public entity).
by OSCAR FROZINI
(Print individual's name and title)
for GENTILE CORP.
whose business address is 3160 Turtle Cove, WPB Fl 33411
(If applicable) its Federal Employer Identification Number (FEIN) is 46-1976266

(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: On the attached sheet). Required as per the IRS Form W-9.

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "affiliate" as defined in paragraph 287.133(1)(a), Florida Statutes, means:
   a. A predecessor or successor of a person convicted of a public entity crime: or

An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been

b. convicted of a public entity crime in Florida during the preceding 36 months shall

c. be considered an affiliate. I understand that a "person" as defined in Paragraph 287.133(1)(c), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

5. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. **(Please indicate which statement applies.)**

O.F. Neither the entity submitted this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity nor affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, member, or agents who are active in management of the entity, or an affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, member, or agents who are active in management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1,1989. However, there has been subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearing and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. (**Attach a copy of the final order**)

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDEN I1F1ED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 F THE CALENDAR YEAR IN WHICH IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FWRIDA STATUTES, FOR CATEGORY TWO OR ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

Omar Frozini
(Signature)

July 05 2024
(Date)

STATE OF Florida

COUNTY OF Palm Beach

PERSONALLY APPEARED BEFORE ME, the undersigned authority Oscar Frozini
(Name of individual signi

Who, after first being sworn by me, affixed his/her signature in the space provided above on thi

day 5 of July, 2024.

Marybell Martinez
(NOTARY PUBLIC)

My Commission Expires: 10/24/2026

Notary Public State of Florida
Marybell Martinez
My Commission HH 319776
Expires 10/24/2026

E-VERIFY
AFFIRMATION STATEMENT

Description: CDBG RESIDENTIAL REHABILITATION — 2708 AVENUE H

Pursuant to Section 448.095, Florida Statutes, Contractor/Proposer/Responder acknowledges and agrees:

(a) to register with and use the E-Verify System to verify the work authorization status of all persons employed by the Contractor/Proposer/Responder to perform employment duties during the term of the Contract, and

(b) to require any subcontractor (as defined in Section 448.095, Florida Statutes) assigned by Contractor/Proposer/Respondent to perform work pursuant to the Contract to register with and use the E-Verify System to verify the work authorization status of all persons employed by the subcontractor during the term of the Contract, and

(c) if Contractor/Proposer/Responder enters into a contract with a subcontractor, Contractor/Proposer/Responder shall obtain an affidavit from every subcontractor stating the subcontractor does not employ, contract with, or subcontract with an unauthorized alien and the Contractor/Proposer/Responder shall maintain a copy of such affidavit for the term of the Contract, and

(d) the Contractor/Proposer/Bidder shall use the E-Verify System during the term of the Contract, as a condition of the Contract.

Contractor/Proposer/Bidder Company Name: GENTILE CORP.

Authorized Company Person's Signature: Omar Frozi

Authorized Company Person's Title: President / Qualifier

Date: July 05 2024

STATE OF FLORIDA
COUNTY OF Palm Beach
Sworn (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization this 5 day of July, 2024 by Oscar Frozini, who is ☑ personally known or ☐ produced identification (ID produced: _____).

Signature: Marybell Martinez (Seal)
NOTARY PUBLIC

Notary Public State of Florida
Marybell Martinez
My Commission HH 319776
Expires 10/24/2026

REFERENCES

BID NO. 2024-039

CDBG RESIDENTIAL REHABILITATION — 2708 AVENUE H

Contact Person & Title	John Balistreni
Email Address	john@baidesigngroup.com
Phone No.	561·392·5464
Company Name	Bali Design Group.
Mailing Address	3500 NW. Boca Raton Blvd Ste 609
City, State, Zip	Boca Raton, Florida 33431
Type of commercial work contracted	Structural engineering, floorplans...
Contact Person & Title	Andrew Stoop Comm. Grants Coord.
Email Address	astoops@wellingtonfl.gov
Phone No.	561·753-2435
Company Name	Village of Wellington
Mailing Address	12300 Forest Hill Blvd
City, State, Zip	Wellington, FL 33414
Type of commercial work contracted	Grants, . . .

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
GENTILE CORP.

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☒ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
3160 Turtle Cove

Requester's name and address (optional)

6 City, state, and ZIP code
WPB FL 33411

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN,* later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number
___ - ___ - ____

or

Employer identification number
46 - 1976266

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here **Signature of U.S. person** ▶ Omar Frozini **Date** ▶ July 05 2024

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9.*

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

June 28, 2024

CITY OF FORT PIERCE

BID NO. 2024-039

CDBG – RESIDENTIAL REHABILITATION – 2708 AVENUE H

ADDENDUM NO. 1

The purpose of this addendum is to revise the scope of work and the bid response form.

- The follow revisions have been made to the Scope of Work:
  - "Replace closet door (2 dets)" should read **"Replace closet doors (3 sets).**
  - The following items were added to the Scope of Work:
    - **Replace bathroom tub w/ walk-in shower (ADA compliant)**
    - **Replace bathroom sink and vanity**
    - **Repair ceiling drywall**
    - **Repair kitchen drywall (include paint)**

- Revised Bid Response Form, see attached. This form should be used for submitting your bid.

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: Oscar Frozini Date: 07.05.24
Manual

Signature: OSCAR FROZINI
Typed or Printed

Company Name: GENTILE CORP.

Address: 3160 Turtle Cove
West Palm Beach FL 33411

REVISED

BID RESPONSE FORM

Bid Item	CDBG RESIDENTIAL REHABILITATION – 2708 AVENUE H		
Bid Number	2024-039	Due Date & Time	3:00PM, JULY 5, 2024

This project should be bid on according to the housing rehabilitation specifications. The offeror agrees to furnish the following items or services to the City of Fort Pierce at the place specified, in accordance with specifications herein at the prices quoted below:

ITEM DESCRIPTION	TOTAL COST
Replace Roof	$ 16,875
Repair/Replace Fascia and Soffit	$ 3,500
Replace main entry door	$ 1,600
Replace side door	$ 1,600
Replace toilet	$ 600
Replace 7 windows – impact	$ 7,500
Repair exterior & interior wall (include paint)	$ 3,500
Replace hallway light	$ 400
Replace HVAC	$ 7,800
Replace smoke detectors (2)	$ 300
Replace interior doors	$ 4,200
Replace closet doors (3 sets)	$ 1,800
Replace bathroom tub w/ walk-in shower (ADA Compliant)	4,000
Replace bathroom sink and vanity	$ 1,000
Repair ceiling drywall	$ 1,000
Repair kitchen drywall (include paint)	$ 1,000
Permits	$ 900
TOTAL	$ 57,575

Please respond to the following questions:

This project will be completed within how many calendar days after the notice to proceed is issued.	90
Work is guaranteed for how many years?	Roof 7 OTHER 1
Materials are guaranteed for how many years?	as per manufacturer's

Vendor: GENTILE CORP.

Address: 3160 Turtle Cove

City, State, Zip Code: West Palm Beach Fl 33411

Email Address: Gentilellc@comcast.net

Typed Name & Title: OSCAR FROZINI PRESIDENT

Signature: Oscar Frozini **Date:** 07.05.24

Telephone No.: 9545200548 **Fax No.:**

(*Please include Remit to address if different than address stated above)

Remit To:

Check block below for applicable minority indicator:

MINORITY	CHECK BOX
Asian Indian	
Black	
Asian Pacific	
Hispanic	✓
Native American	
Small Business	
Women Owned	
Small Disadvantage Business	

CITY OF FORT PIERCE BIDDER'S CHECKLIST

This checklist is provided to assist each Bidder in the preparation of their bid response. Included in this checklist are important requirements, which is the responsibility of each Bidder to submit with their response in order to make their response fully compliant. This checklist is only a guideline, it is the responsibility of each Bidder to read and comply with the Invitation to Bid in its entirety.

Check "Yes" or "No" to each of the following:

	YES	NO
Is Invitation to Bid cover page (page 1) completed, signed, and attached?	✓	
Include proof of proper insurance as stated in bid documents.	✓	
Are all of the Required forms complete and included?	✓	
Is Bid Response Form completed, signed, and attached?	✓	
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked?	✓	
Did you submit your bid electronically?	✓	
For Hard Copy Submissions Only: Are two (2) complete bid packages included (one original and one copy)	N/A	
For Hard Copy Submissions Only: Bid envelope is marked accordingly.	N/A	
Have you made sure your corporate address matches your Sunbiz information ?	✓	
Is each Bid Addendum (when issued) signed and included?	✓	

PLEASE SIGN AND RETURN WITH BID Omar Frozi

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 06/05/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Melanie Shepherd	
G. S. Insurance Services LLC 1056 Hypoluxo Rd Lantana, FL 33462	PHONE (A/C, No, Ext): 561-296-1771	FAX (A/C, No): 561-296-1772
	E-MAIL ADDRESS: gsinsservice@aol.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Rockingham Casualty	
INSURED	INSURER B : Progressive	
Gentile, Corp. 3160 Turtle Cove West Palm Beach,FL.33411	INSURER C : Lloyd's of London	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:	[X]		RFLA218639-00	01/08/2024	01/08/2025	EACH OCCURRENCE	$	1000000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$	100,000
							MED EXP (Any one person)	$	5000
							PERSONAL & ADV INJURY	$	1,000,000
							GENERAL AGGREGATE	$	2000000
							PRODUCTS - COMP/OP AGG	$	1,000,000
								$	
B	AUTOMOBILE LIABILITY [X] ANY AUTO [X] ALL OWNED AUTOS [X] SCHEDULED AUTOS [ ] HIRED AUTOS [ ] NON-OWNED AUTOS	[X]		09118855-7	10/26/2023	10/26/2024	COMBINED SINGLE LIMIT (Ea accident)	$	1,000,000
							BODILY INJURY (Per person)	$	
							BODILY INJURY (Per accident)	$	
							PROPERTY DAMAGE (Per accident)	$	
								$	
C	[ ] UMBRELLA LIAB [ ] OCCUR [X] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $	[X]		ANE506564322	01/27/2024	01/27/2025	EACH OCCURRENCE	$	1,000,000
							AGGREGATE	$	
								$	
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N [ ] If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					[ ] PER STATUTE [ ] OTH-ER		
							E.L. EACH ACCIDENT	$	
							E.L. DISEASE - EA EMPLOYEE	$	
							E.L. DISEASE - POLICY LIMIT	$	0

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Oscar Frozini Lic # CGC 1521508
City of Fort Pierce/Grants Administration Division added as additional insured on General Liability, Commercial Auto, and Excess Liability policyes.

CERTIFICATE HOLDER

City of Fort Pierce/Grants Administration Division
Att: Purchasing Division
P.O. Box 1480
Fort Pierce, FL 34954

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Melanie R. Shepherd

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DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Bid Writer: Madison White, 772-467-3102	**Bid No:** 2024-039
Mandatory Site-Visit: 10:00 A.M, THURSDAY, JUNE 27, 2024	**Bid Title:** CDBG Residential Rehabilitation – 2708 Avenue H
Mandatory Site-Visit Location: 2708 AVENUE H, FORT PIERCE, FL 34947	**Bid Opening Location:** Purchasing Division Conference Room, Room 101 100 North U.S. #1, 1st Floor Fort Pierce, Florida 34950
Bid Due Date & Time: 3:00 PM, FRIDAY, JULY 5, 2024	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this division as soon as possible.
Bidder Name: B Squared contracting inc **Mailing Address:** 7111 Gullotti Pl	*I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.* X _____ Authorized Signature (Manual)
City, State, Zip Code: Port St lucie Fl 34952	**Typed or Printed Name:** Brittany Bradley
Type of Entity (Select one): Corporation X Partnership Proprietorship	**Title:** President
Incorporated in the State of: 3 **Year:**	**Delivery in** 60 **days, ARO**
Phone Number: 772-370-6424	**Payment Terms: Net 30 Days**
Fax Number:	**FEIN or SS Number:** 87-3388536
E-Mail Address: bsquaredcontractinginc@gmail.com	**Local Business:** X Y ___N **MWBE:** X Y ___N
Bid Security is attached, when required, in the amount of $ _____ **F.O.B. DESTINATION**	**If returning as a "No Bid" state reason:**
THIS PAGE MUST BE COMPLETED AND RETURNED WIT YOUR BID	

DRUG~FREE WORKPLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certified that

B Squared Contracting inc does:

(Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2. Inform employees about the dangers of drug abuse in the workplace, the business policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

3. Give each employee engaged in providing the commodities or contractual services that are proposed a copy of the statement specified in subsection (1).

4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under Bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

5. Impose a sanction on or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employees community, by any employee who is so convicted.

6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

Proposer's Signature

7/2/24

Date

NON-COLLUSION AFFIDAVIT
FOR PRIME BIDDER

STATE OF Florida

COUNTY OF St Lucie

Brittany Bradley, being first duly sworn, deposes and says:

That he is B Squared Contracting Inc ~ President
(a partner or officer of the firm, etc.)

the party making the foregoing proposal or bid, that such proposal or bid is genuine and not collusive or sham; that said bidder has not colluded, conspired, connived or agreed directly or indirectly with any bidder or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly sought by agreement or collusion, or communication or conference with any person, to fix the bid price of affiant or of any other bidder, or to fix any overhead, profit or cost element of said bid price, or of that of any other bidder, or to secure any advantage against the City of Fort Pierce, of the County of St. Lucie, or any person interested in the proposed contract; and that all statements in said proposal or bid are true.

B Squared Contracting
(Firm Name)

By: BB

Title: President

Subscribed and sworn to before me this 2nd

day of, July 2024.

Notary Public

My Commission expires: (Seal)

DIANNE LYNN BEASLEY
Notary Public - State of Florida
Commission # HH 458203
My Comm. Expires Nov 26, 2027
Bonded through National Notary Assn.

PUBLIC ENTITY CRIMES AFFIDAVIT
SWORN STATEMENT UNDER SECTION 287.133(3)(a),
FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted by City of Fort Pierce
(Print name of the public entity).
by Brittany Bradley President
(Print individual's name and title)
for B Squared Contracting inc
whose business address is 7111 Gullotti Pl Port st Lucie Fl 34952
(If applicable) its Federal Employer Identification Number (FEIN) is 87-3388536
(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: On the attached sheet). Required as per the IRS Form W-9.

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "affiliate" as defined in paragraph 287.133(1)(a), Florida Statutes, means:
   a. A predecessor or successor of a person convicted of a public entity crime: or

An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been

b. convicted of a public entity crime in Florida during the preceding 36 months shall

c. be considered an affiliate. I understand that a "person" as defined in Paragraph 287.133(1)(c), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

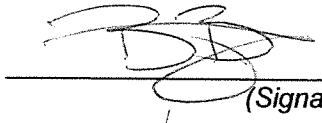
5. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. **(Please indicate which statement applies.)**

_✓_ Neither the entity submitted this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity nor affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, member, or agents who are active in management of the entity, or an affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, member, or agents who are active in management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1,1989. However, there has been subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearing and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. (**Attach a copy of the final order**)

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDEN I1F1ED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 F THE CALENDAR YEAR IN WHICH IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FWRIDA STATUTES, FOR CATEGORY TWO OR ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.



(Signature)

7/2/24

(Date)

STATE OF Florida

COUNTY OF St Lucie

PERSONALLY APPEARED BEFORE ME, the undersigned authority Brittany Beasley
(Name of individual signing)

Who, after first being sworn by me, affixed his/her signature in the space provided above on this

day 2nd of July, 2024.

(NOTARY PUBLIC)

My Commission Expires: _____

DIANNE LYNN BEASLEY
Notary Public - State of Florida
Commission # HH 458203
My Comm. Expires Nov 26, 2027
Bonded through National Notary Assn.

E-VERIFY
AFFIRMATION STATEMENT

Description: CDBG RESIDENTIAL REHABILITATION — 2708 AVENUE H

Pursuant to Section 448.095, Florida Statutes, Contractor/Proposer/Responder acknowledges and agrees:

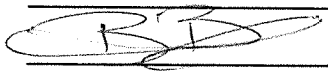
(a) to register with and use the E-Verify System to verify the work authorization status of all persons employed by the Contractor/Proposer/Responder to perform employment duties during the term of the Contract, and

(b) to require any subcontractor (as defined in Section 448.095, Florida Statutes) assigned by Contractor/Proposer/Respondent to perform work pursuant to the Contract to register with and use the E-Verify System to verify the work authorization status of all persons employed by the subcontractor during the term of the Contract, and

(c) if Contractor/Proposer/Responder enters into a contract with a subcontractor, Contractor/Proposer/Responder shall obtain an affidavit from every subcontractor stating the subcontractor does not employ, contract with, or subcontract with an unauthorized alien and the Contractor/Proposer/Responder shall maintain a copy of such affidavit for the term of the Contract, and

(d) the Contractor/Proposer/Bidder shall use the E-Verify System during the term of the Contract, as a condition of the Contract.

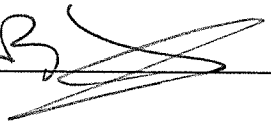
Contractor/Proposer/Bidder Company Name: B Squared contracting inc

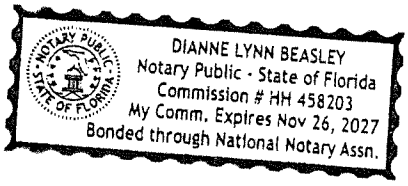
Authorized Company Person's Signature: 

Authorized Company Person's Title: President

Date: 7/2/24

STATE OF FLORIDA
COUNTY OF Martin
Sworn (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization this 2nd day of July, 2024 by Brittany Bradley, who is ☑ personally known or ☐ produced identification (ID produced: _____).

Signature:  (Seal)
NOTARY PUBLIC



REFERENCES

BID NO. 2024-039

CDBG RESIDENTIAL REHABILITATION — 2708 AVENUE H

Contact Person & Title	Matt Toenisketter
Email Address	toe645@hotmail.com
Phone No.	772-834-8732
Company Name	MJT Holdings
Mailing Address	1910 Cypress
City, State, Zip	Fort Pierce FL 34952
Type of commercial work contracted	Remodels
Contact Person & Title	Joe Lowry
Email Address	Jlowry9011@aol.com
Phone No.	772-528-1935
Company Name	Blss&K
Mailing Address	217 SW Fire Bella
City, State, Zip	Port ST Lucie FL 34952
Type of commercial work contracted	Build outs

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
B Squared Contracting inc

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
7111 Gullotti pl

Requester's name and address (optional)

6 City, state, and ZIP code
Port ST LUcie FL 34952

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number
___ - ___ - ____

or

Employer identification number
8 7 - 3 3 8 8 5 3 6

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here | **Signature of U.S. person** ▶ [signature] **Date** ▶ 7/2/24

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

BID RESPONSE FORM

Bid Item	CDBG RESIDENTIAL REHABILITATION — 2708 AVENUE H		
Bid Number	2024-039	Due Date & Time	3:00PM, FRIDAY, JULY 5, 2024

This project should be bid on according to the housing rehabilitation specifications. The offeror agrees to furnish the following items or services to the City of Fort Pierce at the place specified, in accordance with specifications herein at the prices quoted below:

ITEM DESCRIPTION	TOTAL COST
Replace Roof	$ See Addendum
Repair/Replace fascia and soffit	$
Replace main entry door	$
Replace side door	$
Replace toilet	$
Replace 7 windows – impact	$
Repair exterior & interior wall (include paint)	$
Replace hallway light	$
Replace HVAC	$
Replace smoke detectors (2)	$
Replace interior doors	$
Replace closet doors (2 dets)	$
TOTAL	$

Please respond to the following questions:

This project will be completed within how many calendar days after the notice to proceed is issued.	60
Work is guaranteed for how many years?	1
Materials are guaranteed for how many years?	1

Vendor: _____

Address: _____

City, State, Zip Code: _____

Email Address: _____

Typed Name & Title: _____

Signature: _____ **Date:** _____

Telephone No.: _____ **Fax No.:** _____

(*Please include Remit to address if different than address stated above)

Remit To: _____

_____

Check block below for applicable minority indicator:

MINORITY	CHECK BOX
Asian Indian	
Black	
Asian Pacific	
Hispanic	
Native American	
Small Business	
Women Owned	
Small Disadvantage Business	

CITY OF FORT PIERCE BIDDER'S CHECKLIST

This checklist is provided to assist each Bidder in the preparation of their bid response. Included in this checklist are important requirements, which is the responsibility of each Bidder to submit with their response in order to make their response fully compliant. This checklist is only a guideline, it is the responsibility of each Bidder to read and comply with the Invitation to Bid in its entirety.

Check "Yes" or "No" to each of the following:

	YES	NO
Is Invitation to Bid cover page (page 1) completed, signed, and attached?	X	
Include proof of proper insurance as stated in bid documents.	X	
Are all of the Required forms complete and included?	X	
Is Bid Response Form completed, signed, and attached?	X	
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked?	X	
Did you submit your bid electronically?	x	
For Hard Copy Submissions Only: Are two (2) complete bid packages included (one original and one copy)		
For Hard Copy Submissions Only: Bid envelope is marked accordingly.		
Have you made sure your corporate address matches your Sunbiz information ?	X	
Is each Bid Addendum (when issued) signed and included?	x	

PLEASE SIGN AND RETURN WITH BID _____

June 28, 2024

CITY OF FORT PIERCE

BID NO. 2024-039

CDBG – RESIDENTIAL REHABILITATION – 2708 AVENUE H

ADDENDUM NO. 1

The purpose of this addendum is to revise the scope of work and the bid response form.

- The follow revisions have been made to the Scope of Work:
  - "Replace closet door (2 dets)" should read **"Replace closet doors (3 sets).**
  - The following items were added to the Scope of Work:
    - **Replace bathroom tub w/ walk-in shower (ADA compliant)**
    - **Replace bathroom sink and vanity**
    - **Repair ceiling drywall**
    - **Repair kitchen drywall (include paint)**

- Revised Bid Response Form, see attached. This form should be used for submitting your bid.

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: _____ Date: 7/2/24
Manual

Signature: Brittany Bradley
Typed or Printed

Company Name: B Squared Contracting inc

Address: 7111 Gullotti Pl Port St Lucie FL 34952

REVISED

BID RESPONSE FORM

Bid Item	CDBG RESIDENTIAL REHABILITATION – 2708 AVENUE H		
Bid Number	2024-039	Due Date & Time	3:00PM, JULY 5, 2024

This project should be bid on according to the housing rehabilitation specifications. The offeror agrees to furnish the following items or services to the City of Fort Pierce at the place specified, in accordance with specifications herein at the prices quoted below:

ITEM DESCRIPTION	TOTAL COST
Replace Roof	$ 14000.00
Repair/Replace Fascia and Soffit	$ 3500.00
Replace main entry door	$ 3000.00
Replace side door	$ 2000.00
Replace toilet	$ 750.00
Replace 7 windows – impact	$ 10500.00
Repair exterior & interior wall (include paint)	$ 5500.00
Replace hallway light	$ 250.00
Replace HVAC	$ 7000.00
Replace smoke detectors (2)	$ 500.00
Replace interior doors	$ 4500.00
Replace closet doors (3 sets)	$ 2500.00
Replace bathroom tub w/ walk-in shower (ADA Compliant)	8000.00
Replace bathroom sink and vanity	$ 1200.00
Repair ceiling drywall	$ 3000.00
Repair kitchen drywall (include paint)	$ 3000.00
Permits	$ 1000.00
TOTAL	$ 69,200.00

Please respond to the following questions:

This project will be completed within how many calendar days after the notice to proceed is issued.	60
Work is guaranteed for how many years?	1
Materials are guaranteed for how many years?	1

Vendor: B Squared Contracting inc

Address: 7111 Gullotti pl

City, State, Zip Code: Port St Lucie FL 34952

Email Address: bsquaredcontractinginc@gmail.com

Typed Name & Title: Brittany Bradley President

Signature: **Date:** 7/2/24

Telephone No.: 772-370-6424 **Fax No.:**

(*Please include Remit to address if different than address stated above)

Remit To:

Check block below for applicable minority indicator:

MINORITY	CHECK BOX
Asian Indian	
Black	
Asian Pacific	
Hispanic	
Native American	
Small Business	X
Women Owned	x
Small Disadvantage Business	X

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 06/26/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Joe Lott	
Lott Insurance Services 4808 S US Highway 1 Fort Pierce FL 34982	PHONE (A/C, No, Ext): (772) 468-1009	FAX (A/C, No): (772) 468-1837
	E-MAIL ADDRESS: JL@LOTTINS.COM	

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Western World Insurance Compan	13196
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED: B Squared Contracting Inc, 7111 Gullotti Place, Port St Lucie FL 34952

COVERAGES **CERTIFICATE NUMBER:** CL2462600609 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:			NPP6038228	01/11/2024	01/11/2025	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$ 2,000,000
							Employee Benefits	$
	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	$
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE	$
							AGGREGATE	$
								$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A						[ ] PER STATUTE [ ] OTH-ER	
							E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

City of Ft Pierce
PO Box 1480
Ft Pierce FL 34950

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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The ACORD name and logo are registered marks of ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
08/29/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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PRODUCER	CONTACT NAME: Certificates
Risk Transfer Insurance Agency, LLC 47 E. Robinson Street Suite 200 Orlando, FL 32801	PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS: certs@peopaygo.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Service American Indemnity Company	39152
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
OCMI III, Inc dba PEOPayGo
225 E Dania Beach Blvd, Suite 120
Dania Beach, FL 33004
United States

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE OCCUR						EACH OCCURRENCE	$
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
	GEN'L AGGREGATE LIMIT APPLIES PER: POLICY PRO-JECT LOC						PERSONAL & ADV INJURY	$
							GENERAL AGGREGATE	$
	OTHER:						PRODUCTS - COMP/OP AGG	$
								$
	AUTOMOBILE LIABILITY ANY AUTO						COMBINED SINGLE LIMIT (Ea accident)	$
	OWNED AUTOS ONLY SCHEDULED AUTOS						BODILY INJURY (Per person)	$
	HIRED AUTOS ONLY NON-OWNED AUTOS ONLY						BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			RT23M[illegible]	01/01/2023	01/01/2024	X PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N	N/A				E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
								$
								$
								$
								$
								$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
The Officer(s) for OCMI III, Inc. is/are not excluded. Individuals are included "Y".

Coverage provided for all leased employees but not subcontractors of B SQUARED CONTRACTING INC (Added: 08/29/2023)

CERTIFICATE HOLDER

B SQUARED CONTRACTING INC
7111 GULLOTTI PL
PORT ST LUCIE, FL 34952

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ACORD 25 (2016/03)
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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 06/26/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Progressive Commercial Lines Customer and Agent Servicing
LOTT INSURANCE SERVICES 4808 S US HWY 1, FT PIERCE, FL 34982	PHONE (A/C, No, Ext): 1-800-444-4487 FAX (A/C, No): E-MAIL ADDRESS: progressivecommercial@email.progressive.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Progressive Express Insurance Company	10193
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
B SQUARED CONTRACTING INC
7111 Gullotti Pl
Port St. Lucie, FL 34952

COVERAGES **CERTIFICATE NUMBER:** 234768062644172473D062624T015641 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	OTHER:							$
A	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$300,000
	☐ ANY AUTO							
	☐ OWNED AUTOS ONLY ☒ SCHEDULED AUTOS	N	N	968293811	04/04/2024	04/04/2025	BODILY INJURY (Per person)	$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N						☐ PER STATUTE ☐ OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBEREXCLUDED? ☐	N / A					E.L. EACH ACCIDENT	$
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	See ACORD 101 for additional coverage details.	N	N	968293811	04/04/2024	04/04/2025	$	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

City Of Fort Pierce
100 North Us1
Fort Pierce, FL 34950

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Mark Pautz

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AGENCY CUSTOMER ID: _____

LOC #: _____

ADDITIONAL REMARKS SCHEDULE

AGENCY		NAMED INSURED
LOTT INSURANCE SERVICES		B SQUARED CONTRACTING INC 7111 Gullotti Pl Port St. Lucie, FL 34952
POLICY NUMBER 968293811		
CARRIER Progressive Express Insurance Company	NAIC CODE 10193	EFFECTIVE DATE: 04/04/2024

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 FORM TITLE: Certificate of Liability Insurance

Additional Coverages

Insurance coverage(s)	Limits
Personal Injury Protection	$10,000 w/$0 Ded - Named Insured Only
Uninsured Motorist - Nonstacked	$50,000 Combined Single Limit

Description of Location/Vehicles/Special Items

Scheduled autos only

2019 CHEVROLET SILVERADO MEDIUM DUTY 1HTKHPVK3KH811819	
Comprehensive	$1,000 Ded
Collision	$1,000 Ded

Liability coverage may not apply to all scheduled vehicles.

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City Commission Regular Meeting - 5:05 pm **11. f.**

Meeting Date: 08/19/2024

Re: Approval of Bid No. 2424-041

Submitted For: Donnella Clarke, Grants Administration Manager, Finance Department

SUBJECT:

Approval of award of Bid No. 2024-041 for CDBG Residential Rehabilitation for 1127 Colonial Road, Fort Pierce, FL to Andros Roofing & Construction LLC in an amount not to exceed $58,659.25.

SUMMARY:

The Grants Division has partnered with the Purchasing Division to solicit bids for the following CDBG Residential Rehabilitation, 1127 Colonial Road, Fort Pierce, FL. The invitation was sent to 546 vendors. Eleven (11) vendors requested specifications with three (3) responding (27.27%) plus 0 “No Bid” (27.27% total response).

RECOMMENDATION:

Staff recommends approval to Gentile Corp in the amount not to exceed $58,659.25.

ALTERNATIVES:

Deny the award and/or select from higher or less responsive bids.

RESPONSIBLE STAFF:

Donnella Clarke, Grants Manager

COORDINATED WITH:

Gelencia Carter, Purchasing Manager

Attachments

Recommendation for Award Letter

Bid Tabulation Memo

Submittal - Andros Roofing & Construction LLC

Submittal - B Squared Contracting Inc

Submittal - Gentile Corp.

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	08/12/2024 02:33 PM
Finance Department	Johnna Morris	08/12/2024 02:33 PM
City Manager	Nick Mimms	08/13/2024 12:15 PM

Form Started By: Donnella Clarke Started On: 08/07/2024 02:29 PM
Final Approval Date: 08/13/2024

CITY OF FORT PIERCE
PURCHASING DIVISION
100 North U.S. Highway 1
Fort Pierce, FL 34950
(772) 467-3102
https://www.cityoffortpierce.com/187/Purchasing

Date: 8/2/2024

RECOMMENDATION FOR AWARD

Solicitation No: 2024-041

Solicitation Title: CDBG Residential Rehabilitation - 1127 Colonial Road

Solicitation Advertisement: 6/20/2024 - 6/27/2024

Solicitation Due Date:

Award Authority:

- [x] **City Commission**
- [x] **City Manager**
- [ ] **Purchasing Manager**
- [x] **Director of Finance**
- [ ] **Planning Board**
- [ ] **FPRA Board**

To: Gelencia Carter, Purchasing Manager

From: Donnella Clarke

Through: Donnella Clarke

The above cited for solicitation submittal documents have been reviewed and the apparent low responsive, responsible vendor is recommended for award:

Recommend Vendor(s) Name: Andros Roofing & Construction LLC

Initial Term Amount: $58,659.25

Contract Terms, if applicable:

Award is based on the following concurrence (s):

On May 15, 2024, the Purchasing Division received specifications to go out for bid on the above subject bid. The bid was advertised on June 20 and June 27, 2024, with a scheduled opening at 3:30 PM on July 5, 2024.

The invitation was sent to 546 vendors. Eleven (11) vendors requested specifications with three (3) responding (27.27%) plus 0 " No Bid" (27.27% total response). Andros Roofing & Construction LLC submitted the lowest and most responsive bid.

THE SUNRISE CITY
FORT PIERCE
Florida
PURCHASING DEPARTMENT

TO: **Donnella Clarke, Grants Division Manager**

FROM: **Madison White, Purchasing Agent** *Madison White*

SUBJECT: **Bid No. 2024-041 – SHIP Residential Rehabilitation – 1127 Colonial Road**

DATE: **July 8, 2024**

On May 15, 2024, the Purchasing Division received specifications to go out for bid on the above subject bid. The bid was advertised on June 20 and June 27, 2024, with a scheduled opening at 3:30 PM on July 5, 2024.

Respondents are now able to submit bids electronically and the hard copy requirement has been modified. Respondents that choice to submit a hard copy are required to only submit one (1) original and one (1) PDF copy on a USB Drive.

Attached is the tabulation sheet for the above referenced bid. In total three (3) submissions were received electronically. A copy of the submittals will be sent via email or OneDrive. The file is available for review in the Purchasing Division.

The invitation was sent to 546 vendors. Eleven (11) vendors requested specifications with three (3) responding (27.27%) plus 0 "No Bid" (27.27% total response).

A recommendation to award form (see attached) will need to be completed and attached to the appropriate approving authority's document (City Manager's – Requisition or City Commission – Agenda Item).

Please kindly make a note of the following: The bid expiration date is **Tuesday, September 3, 2024**. It is essential to ensure that approval for the award is completed by this date.

/mw

Attachment

cc: Johnna Morris, Director of Finance
File

THE SUNRISE CITY
FORT PIERCE
Florida
PURCHASING DEPARTMENT

CITY OF FORT PIERCE
TABULATION OF BIDS

BID ON:	**SHIP RESIDENTIAL REHABILITATION—1127 COLONIAL ROAD**
BID NUMBER:	**2024-041**
OPENING DATE:	07/05/24 @ 3:30PM
RECOMMENDED AWARD:	Pending

RESPONSE
3 of 11 = 27.27%
0 "No Bids"
Total = 27.27%

"Offers from the vendors listed herein are the only offers received timely as of the above opening date and time. All other offers submitted in response to this solicitation, if any, are hereby rejected as late."

VENDOR NAME	TOTAL BID PRICE
Gentile Corp. *West Palm Beach, FL*	**$58,050**
Andros Roofing & Contruction LLC *Fort Pierce, FL*	**$58,659.25**
B Squared Contracting inc *Port Saint Lucie, FL*	**$69,000**

PLEASE NOTE: COMMISSION MEETINGS ARE HELD THE FIRST AND THIRD MONDAY OF EVERY MONTH. CHECK THE CITY'S WEBSITE, https://www.cityoffortpierce.com/223/Agendas- Minutes or CALL THE PURCHASING DIVISION, (772) 467-3102, WEDNESDAY PRIOR TO THE MEETINGS FOR RECOMMENDATION OF AWARD

DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Bid Writer: Madison White, 772-467-3102	**Bid No:** 2024-041
Mandatory Site-Visit: 11:15 A.M, THURSDAY, JUNE 27, 2024	**Bid Title:** SHIP Residential Rehabilitation – 1127 Colonial Ave
Mandatory Site-Visit Location: 1127 COLONIAL AVE, FORT PIERCE, FL 34950	**Bid Opening Location:** Purchasing Division Conference Room, Room 101 100 North U.S. #1, 1st Floor Fort Pierce, Florida 34950
Bid Due Date & Time: 3:30 PM, FRIDAY, JULY 5, 2024	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this division as soon as possible.
Bidder Name: Andros Roofing & Construction LLC **Mailing Address:** 2706 Atlantic Ave Fort Pierce, FL 34947	*I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.* X _____ Authorized Signature (Manual)
City, State, Zip Code:	**Typed or Printed Name:** Lloyd M. Constant
Type of Entity (Select one): Corporation _____ Partnership _____ Proprietorship X	**Title:** Manager
Incorporated in the State of: FL **Year:** 2006	**Delivery in** _____ **days, ARO**
Phone Number: 772-475-4915	**Payment Terms:** Net 30 Days
Fax Number:	**FEIN or SS Number:** 51-0564492
E-Mail Address:	**Local Business:** ✓ Y ___ N **MWBE:** ✓ Y ___ N
Bid Security is attached, when required, in the amount of $ _____ **F.O.B. DESTINATION**	**If returning as a "No Bid" state reason:**
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

DRUG~FREE WORKPLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certified that

Andros Roofing * Construction LLC does:

(Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2. Inform employees about the dangers of drug abuse in the workplace, the business policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

3. Give each employee engaged in providing the commodities or contractual services that are proposed a copy of the statement specified in subsection (1).

4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under Bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

5. Impose a sanction on or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee=s community, by any employee who is so convicted.

6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

Proposer's Signature

07-05-2024

Date

NON-COLLUSION AFFIDAVIT
FOR PRIME BIDDER

STATE OF Florida

COUNTY OF Saint Lucie

Lloyd M. Constant, being first duly sworn, deposes and says:

That he is Manager of Andros Construction * Roofing (Andros Roofing * Construction)
(a partner or officer of the firm, etc.)

the party making the foregoing proposal or bid, that such proposal or bid is genuine and not collusive or sham; that said bidder has not colluded, conspired, connived or agreed directly or indirectly with any bidder or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly sought by agreement or collusion, or communication or conference with any person, to fix the bid price of affiant or of any other bidder, or to fix any overhead, profit or cost element of said bid price, or of that of any other bidder, or to secure any advantage against the City of Fort Pierce, of the County of St. Lucie, or any person interested in the proposed contract; and that all statements in said proposal or bid are true.

Andros Roofing * Construction LLC
(Firm Name)

By: [signature]

Title: Manager

Subscribed and sworn to before me this 5th

day of, July 2024.

[signature]
Notary Public

My Commission expires: (Seal)

Oct 19, 2024

JUNETTE RAYMOND
Notary Public - State of Florida
Commission # HH 51463
My Comm. Expires Oct 19, 2024
Bonded through National Notary Assn.

PUBLIC ENTITY CRIMES AFFIDAVIT
SWORN STATEMENT UNDER SECTION 287.133(3)(a),
FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted by City of Fort Pierce
(Print name of the public entity).
by Lloyd M. Constant, Manager
(Print individual's name and title)
for Andros Roofing * Construction LLC
whose business address is 2706 Atlantic Ave, Fort Pierce, FL 34947
(If applicable) its Federal Employer Identification Number (FEIN) is 51-0564492

(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: On the attached sheet). Required as per the IRS Form W-9.

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "affiliate" as defined in paragraph 287.133(1)(a), Florida Statutes, means:
   a. A predecessor or successor of a person convicted of a public entity crime: or

An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been

b. convicted of a public entity crime in Florida during the preceding 36 months shall

c. be considered an affiliate. I understand that a "person" as defined in Paragraph 287.133(1)(c), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

5. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. **(Please indicate which statement applies.)**

__X__ Neither the entity submitted this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity nor affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, member, or agents who are active in management of the entity, or an affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, member, or agents who are active in management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1,1989. However, there has been subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearing and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. (**Attach a copy of the final order**)

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDEN I1F1ED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 F THE CALENDAR YEAR IN WHICH IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FWRIDA STATUTES, FOR CATEGORY TWO OR ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

(Signature)

07-05-2024

(Date)

STATE OF Florida

COUNTY OF Saint Lucie

PERSONALLY APPEARED BEFORE ME, the undersigned authority Lloyd M. Constant
(Name of individual signing)

Who, after first being sworn by me, affixed his/her signature in the space provided above on this

day 5th of July, 2021.

JUNETTE RAYMOND
Notary Public - State of Florida
Commission # HH 51463
My Comm. Expires Oct 19, 2024
Bonded through National Notary Assn.

(NOTARY PUBLIC)

My Commission Expires: Oct. 19, 2024

E-VERIFY
AFFIRMATION STATEMENT

Description: SHIP RESIDENTIAL REHABILITATION – 1127 COLONIAL ROAD

Pursuant to Section 448.095, Florida Statutes, Contractor/Proposer/Responder acknowledges and agrees:

(a) to register with and use the E-Verify System to verify the work authorization status of all persons employed by the Contractor/Proposer/Responder to perform employment duties during the term of the Contract, and

(b) to require any subcontractor (as defined in Section 448.095, Florida Statutes) assigned by Contractor/Proposer/Respondent to perform work pursuant to the Contract to register with and use the E-Verify System to verify the work authorization status of all persons employed by the subcontractor during the term of the Contract, and

(c) if Contractor/Proposer/Responder enters into a contract with a subcontractor, Contractor/Proposer/Responder shall obtain an affidavit from every subcontractor stating the subcontractor does not employ, contract with, or subcontract with an unauthorized alien and the Contractor/Proposer/Responder shall maintain a copy of such affidavit for the term of the Contract, and

(d) the Contractor/Proposer/Bidder shall use the E-Verify System during the term of the Contract, as a condition of the Contract.

Contractor/Proposer/Bidder Company Name: Andros Roofing & Construction LLC

Authorized Company Person's Signature: [signature]

Authorized Company Person's Title: Manager

Date: 07-05-2024

STATE OF FLORIDA
COUNTY OF Saint Lucie
Sworn (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization this 5th day of July, 2024 by Lloyd M. Constant, who is ☑ personally known or ☐ produced identification (ID produced: _____).

Signature: [signature] (Seal)
NOTARY PUBLIC
My Commission Expires: Oct. 19, 2024

JUNETTE RAYMOND
Notary Public - State of Florida
Commission # HH 51463
My Comm. Expires Oct 19, 2024
Bonded through National Notary Assn.

REFERENCES

BID NO. 2024-041

See attached

SHIP RESIDENTIAL REHABILIATION — 1127 COLONIAL ROAD

Contact Person & Title	
Email Address	
Phone No.	
Company Name	
Mailing Address	
City, State, Zip	
Type of commercial work contracted	
Contact Person & Title	
Email Address	
Phone No.	
Company Name	
Mailing Address	
City, State, Zip	
Type of commercial work contracted	

Andros Roofing*Construction, LLC

2706 Atlantic Ave, FT. Pierce, FL 34947
Roofing Contractors LIC# CCC1327225
General Contractors LIC# CGC1516095
SDVOSB contact 772-475-4915

Professional Reference:

1. Ferrell Graham, CMG Builders LLC

3820 SE Dixie Hwy
Stuart, FL 34997
Main: E: fgraham5477@comcast.net T: 772-247-7602

Built a number of homes and retrofitted a number of commercial buildings for this company.

2. Danny Wilson, LCAM

Wilson Landscaping & Management Corp.
1300 NW 17th Ave.Suite 270, Delray Beach, FL 33445
(561)637-3402 Office
(561)637-3407 Fax
danny@wilsonmanagement.net
www.wilsonmanagement.net
Hurricane/Storm repairs:
Rehabbed over 30 condo units in Kings Point Villa, Delray Beach, FL since December of 2022, some complete gutted and rebuild

3. Dieula Louis

President and CEO
(561)201-3879 Cell
(772)577-2800 Office
Administrative Service Agencies
Contract and placement of multiple workers throughout S Florida and N Carolina for Andros Roofing*Construction, LLC

Form **W-9**
(Rev. January 2011)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

Print or type
See Specific Instructions on page 2.

Name (as shown on your income tax return)
ANDROS ROOFING*CONSTRUCTION, LLC

Business name/disregarded entity name, if different from above

Check appropriate box for federal tax classification (required): ☐ Individual/sole proprietor ☒ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☒ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶

☐ Other (see instructions) ▶

☐ Exempt payee

Address (number, street, and apt. or suite no.)
2706 ATLANTIC AVE

Requester's name and address (optional)

City, state, and ZIP code
FORT PIERCE, FL 34947

List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on the "Name" line to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Social security number
			-			-				

Employer identification number
5	1	-	0	5	6	4	4	9	2

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. citizen or other U.S. person (defined below).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 4.

Sign Here Signature of U.S. person ▶ [signature] Date ▶ 6-6-2024

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

Note. If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 5/7/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: PAULETTE BROWN
IMPACT INSURANCE SERVICES LLC 18064 SW 33 Court Miramar, FL 33029 A032618	PHONE (A/C, No, Ext): (954)885-3884 FAX (A/C, No): (954)885-3885 E-MAIL ADDRESS: impactserv@msn.com
	INSURER(S) AFFORDING COVERAGE — NAIC #
	INSURER A : NAUTILUS INSURANCE COMPANY
INSURED ANDROS ROOFING CONSTRUCTION LLC 2706 ATLANTIC AVENUE FORT PIERCE, FL 34947	INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC OTHER:			NN1605444	10/10/2023	10/10/2024	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG [ ]	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) [ ]	$ $ $ $ $
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE AGGREGATE [ ]	$ $ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] N / A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						[ ] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ $ $

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

GENERAL CONTRACTOR - ROOFING CONSTRUCTION

CERTIFICATE HOLDER

PALM BEACH COUNTY
C/O CONTRACTORS CERTIFICATION
2300 N JOG ROAD STE 2W-61
WEST PALM BEACH, FL 33411

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Paulette Brown

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Detail by Entity Name

Florida Limited Liability Company
ANDROS ROOFING*CONSTRUCTION LLC

Filing Information

Document Number	L06000012122
FEI/EIN Number	51-0564492
Date Filed	02/03/2006
Effective Date	02/10/2006
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/12/2020

Principal Address

2706 ATLANTIC AV
FORT PIERCE, FL 34947

Mailing Address

2706 ATLANTIC AV
FORT PIERCE, FL 34947

Registered Agent Name & Address

CONSTANT, LLOYD M
2706 ATLANTIC AV
FORT PIERCE, FL 34947

Name Changed: 10/06/2019

Authorized Person(s) Detail

Name & Address

Title MGR

CONSTANT, LLOYD M
2706 ATLANTIC AV
FORT PIERCE, FL 34947

Title MGR

CONSTANT, LOYD M
2706 ATLANTIC AV
FORT PIERCE, FL 34947

Title MGR

CONSTANT, LLOYD M
2706 ATLANTIC AV
FORT PIERCE, FL 34947

Title MGR

CONSTANT, LLOYD M

June 28, 2024

CITY OF FORT PIERCE

BID NO. 2024-041

SHIP – RESIDENTIAL REHABILITATION – 1127 COLONIAL ROAD

ADDENDUM NO. 1

The purpose of this addendum is to revise the scope of work, the address and the bid response form.

- Please disregard any reference to the address stated as "1127 Colonial Ave" in the bid document should read "**1127 Colonial Road.**"
- The follow revisions have been added to the Scope of Work:
  - **Repair electrical outlet above back sliding glass door**
  - **Repair electrical light fixture by main entry door**
- Revised Bid Response Form, see attached. This form should be used for submitting your bid.

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: _____ Date: 07-05-2024
Manual

Signature: Lloyd M. Constant
Typed or Printed

Company Name: Andros Roofing + Construction LLC

Address: 2706 Atlantic Ave
Fort Pierce, FL 34947

REVISED

BID RESPONSE FORM

Bid Item	SHIP RESIDENTIAL REHABILITATION — 1127 COLONIAL ROAD		
Bid Number	2024-041	Due Date & Time	3:00PM, JULY 5, 2024

This project should be bid on according to the housing rehabilitation specifications. The offeror agrees to furnish the following items or services to the City of Fort Pierce at the place specified, in accordance with specifications herein at the prices quoted below:

ITEM DESCRIPTION	TOTAL COST
Replace pitch/flat roof	$ 12,000.00
Repair/Replace fascia and soffit	$ 5,000.00
Replace main entry door 1500	$ 2,025.00
Replace rear sliding door 2,500	$ 3,375.00
Replace 19 windows – impact 17,955	$ 24,239.25
Repair ceiling & interior wall (include paint) 1,200	$ 1,620.00
Replace HVAC 7,000	$ 9,450.00
Repair electrical outlet above back sliding glass door 600	$ 750.00
Repair electrical light fixture by main entry door 160	$ 200.00
TOTAL	$ 58,659.25

Please respond to the following questions:

This project will be completed within how many calendar days after the notice to proceed is issued.	15
Work is guaranteed for how many years?	1 year
Materials are guaranteed for how many years?	per manufacturers warranty

Vendor: Andros Roofing * Construction LLC

Address: 2706 Atlantic Ave

City, State, Zip Code: Fort Pierce, FL 34947

Email Address: androsconstruction@gmail.com

Typed Name & Title: Lloyd M. Constant

Signature: [signature] Date: 07-05-2024

Telephone No.: 772-475-4915 Fax No.:

(*Please include Remit to address if different than address stated above)

Remit To: See above

Check block below for applicable minority indicator:

MINORITY	CHECK BOX
Asian Indian	
Black	✓
Asian Pacific	
Hispanic	
Native American	
Small Business	✓
Women Owned	
Small Disadvantage Business	✓

CITY OF FORT PIERCE BIDDER'S CHECKLIST

This checklist is provided to assist each Bidder in the preparation of their bid response. Included in this checklist are important requirements, which is the responsibility of each Bidder to submit with their response in order to make their response fully compliant. This checklist is only a guideline, it is the responsibility of each Bidder to read and comply with the Invitation to Bid in its entirety.

Check "Yes" or "No" to each of the following:

	YES	NO
Is Invitation to Bid cover page (page 1) completed, signed, and attached?	✓	
Include proof of proper insurance as stated in bid documents.	✓	
Are all of the Required forms complete and included?	✓	
Is Bid Response Form completed, signed, and attached?	✓	
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked?	✓	
Did you submit your bid electronically?	✓	
For Hard Copy Submissions Only: Are two (2) complete bid packages included (one original and one copy)		
For Hard Copy Submissions Only: Bid envelope is marked accordingly.		
Have you made sure your corporate address matches your Sunbiz information ?	✓	
Is each Bid Addendum (when issued) signed and included?	✓	

PLEASE SIGN AND RETURN WITH BID _____

DELIVER TO: **City of Fort Pierce, Purchasing Division** **Room 101** **100 North U.S. #1** **Fort Pierce, FL 34950** **MAIL TO:** **City of Fort Pierce Purchasing Division,** **Room 101** **P.O. Box 1480** **Fort Pierce, FL 34954-1480**	**INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Bid Writer: Madison White, 772-467-3102	**Bid No: 2024-041**
Mandatory Site-Visit: **11:15 A.M, THURSDAY, JUNE 27, 2024**	**Bid Title: SHIP Residential Rehabilitation – 1127 Colonial Ave**
Mandatory Site-Visit Location: **1127 COLONIAL AVE,** **FORT PIERCE, FL 34950**	**Bid Opening Location:** **Purchasing Division Conference Room, Room 101** **100 North U.S. #1, 1st Floor** **Fort Pierce, Florida 34950**
Bid Due Date & Time: **3:30 PM, FRIDAY, JULY 5, 2024**	**If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this division as soon as possible.**
Bidder Name: B Squared Contracting inc **Mailing Address:** 7111 Gullotti pl	***I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.*** **X** _____ **Authorized Signature (Manual)**
City, State, Zip Code: Port St Lucie FL 34952	**Typed or Printed Name:** Brittany Bradley
Type of Entity (Select one): **Corporation** X **Partnership** _____ **Proprietorship** _____	**Title:** President
Incorporated in the State of: 3 **Year:**	**Delivery in** 60 **days, ARO**
Phone Number: 772-370-6424	**Payment Terms: Net 30 Days**
Fax Number:	**FEIN or SS Number:** 87-3388536
E-Mail Address: bsquaredcontractinginc@gmail.com	**Local Business:** X Y ___N **MWBE:** X Y ___N
Bid Security is attached, when required, in the amount of $ _____ **F.O.B. DESTINATION**	**If returning as a "No Bid" state reason:**
THIS PAGE MUST BE COMPLETED AND RETURNED WIT YOUR BID	

DRUG~FREE WORKPLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certified that

B Squared contracting inc does:

(Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2. Inform employees about the dangers of drug abuse in the workplace, the business policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

3. Give each employee engaged in providing the commodities or contractual services that are proposed a copy of the statement specified in subsection (1).

4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under Bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

5. Impose a sanction on or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employees community, by any employee who is so convicted.

6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

Proposer's Signature

7/2/24

Date

NON-COLLUSION AFFIDAVIT
FOR PRIME BIDDER

STATE OF Florida

COUNTY OF St Lucie

Brittany Bradley, being first duly sworn, deposes and says:

That he is President
(a partner or officer of the firm, etc.)

the party making the foregoing proposal or bid, that such proposal or bid is genuine and not collusive or sham; that said bidder has not colluded, conspired, connived or agreed directly or indirectly with any bidder or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly sought by agreement or collusion, or communication or conference with any person, to fix the bid price of affiant or of any other bidder, or to fix any overhead, profit or cost element of said bid price, or of that of any other bidder, or to secure any advantage against the City of Fort Pierce, of the County of St. Lucie, or any person interested in the proposed contract; and that all statements in said proposal or bid are true.

B Squared contracting inc
(Firm Name)

By: Brittany Bradley

Title: President

Subscribed and sworn to before me this 2nd
day of, July 2024.

Notary Public

My Commission expires: (Seal)

DIANNE LYNN BEASLEY
Notary Public - State of Florida
Commission # HH 458203
My Comm. Expires Nov 26, 2027
Bonded through National Notary Assn.

PUBLIC ENTITY CRIMES AFFIDAVIT
SWORN STATEMENT UNDER SECTION 287.133(3)(a),
FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted by City of Fort Pierce
(Print name of the public entity).
by Brittany Bradley President
(Print individual's name and title)
for B Squared Contracting inc
whose business address is 7111 Gullotti Pl Port St Lucie FL 34952
(If applicable) its Federal Employer Identification Number (FEIN) is 87-3388536

(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: On the attached sheet). Required as per the IRS Form W-9.

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "affiliate" as defined in paragraph 287.133(1)(a), Florida Statutes, means:
   a. A predecessor or successor of a person convicted of a public entity crime: or

An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been

b. convicted of a public entity crime in Florida during the preceding 36 months shall

c. be considered an affiliate. I understand that a "person" as defined in Paragraph 287.133(1)(c), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

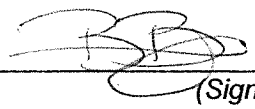
5. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. **(Please indicate which statement applies.)**

✓ Neither the entity submitted this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity nor affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, member, or agents who are active in management of the entity, or an affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, member, or agents who are active in management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1,1989. However, there has been subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearing and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. (**Attach a copy of the final order**)

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDEN I1F1ED IN PARAGRAPH **1** (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 F THE CALENDAR YEAR IN WHICH IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FWRIDA STATUTES, FOR CATEGORY TWO OR ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.



(Signature)

7/2/24

(Date)

STATE OF Florida

COUNTY OF St Lucie

PERSONALLY APPEARED BEFORE ME, the undersigned authority Brittany Bradley
(Name of individual signing)

Who, after first being sworn by me, affixed his/her signature in the space provided above on this

day 2nd of July, 2024.

(NOTARY PUBLIC)

My Commission Expires: _____

DIANNE LYNN BEASLEY
Notary Public - State of Florida
Commission # HH 458203
My Comm. Expires Nov 26, 2027
Bonded through National Notary Assn.

E-VERIFY
AFFIRMATION STATEMENT

Description: SHIP RESIDENTIAL REHABILITATION — 1127 COLONIAL ROAD

Pursuant to Section 448.095, Florida Statutes, Contractor/Proposer/Responder acknowledges and agrees:

(a) to register with and use the E-Verify System to verify the work authorization status of all persons employed by the Contractor/Proposer/Responder to perform employment duties during the term of the Contract, and

(b) to require any subcontractor (as defined in Section 448.095, Florida Statutes) assigned by Contractor/Proposer/Respondent to perform work pursuant to the Contract to register with and use the E-Verify System to verify the work authorization status of all persons employed by the subcontractor during the term of the Contract, and

(c) if Contractor/Proposer/Responder enters into a contract with a subcontractor, Contractor/Proposer/Responder shall obtain an affidavit from every subcontractor stating the subcontractor does not employ, contract with, or subcontract with an unauthorized alien and the Contractor/Proposer/Responder shall maintain a copy of such affidavit for the term of the Contract, and

(d) the Contractor/Proposer/Bidder shall use the E-Verify System during the term of the Contract, as a condition of the Contract.

Contractor/Proposer/Bidder Company Name: B Squared contracting inc

Authorized Company Person's Signature: [signature]

Authorized Company Person's Title: Brittany Bradley President

Date: 7/2/24

STATE OF FLORIDA
COUNTY OF Martin

Sworn (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization this 2nd day of July, 2024 by Brittany Beasley, who is ☑ personally known or ☐ produced identification (ID produced: _____).

Signature: [signature] (Seal)
NOTARY PUBLIC

DIANNE LYNN BEASLEY
Notary Public - State of Florida
Commission # HH 458203
My Comm. Expires Nov 26, 2027
Bonded through National Notary Assn.

REFERENCES

BID NO. 2024-041

SHIP RESIDENTIAL REHABILIATION — 1127 COLONIAL ROAD

Contact Person & Title	Matthew Toenisketter
Email Address	toe645@hotmail.com
Phone No.	772-834-8732
Company Name	MJT Holdings
Mailing Address	1910 Cypress Ave
City, State, Zip	Fort pierce fl 34949
Type of commercial work contracted	Remodels
Contact Person & Title	Joe Lowry
Email Address	Jlowry9011@aol.com
Phone No.	772-528-1935
Company Name	Blss & K
Mailing Address	217 SE Fiore Bella
City, State, Zip	Port St Lucie,FL 34952
Type of commercial work contracted	Build outs

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
B Squared Contracting inc

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
7111 Gullotti pl

Requester's name and address (optional)

6 City, state, and ZIP code
Port ST Lucie FL 34952

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number
___ - ___ - ____

or

Employer identification number
87 - 3388536

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here | **Signature of U.S. person** ▶ [signature] **Date** ▶ 7/2/24

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

BID RESPONSE FORM

Bid Item	SHIP RESIDENTIAL REHABILITATION — 1127 COLONIAL ROAD		
Bid Number	2024-041	Due Date & Time	3:30 PM, FRIDAY, JULY 5, 2024

This project should be bid on according to the housing rehabilitation specifications. The offeror agrees to furnish the following items or services to the City of Fort Pierce at the place specified, in accordance with specifications herein at the prices quoted below:

ITEM DESCRIPTION	TOTAL COST
Replace pitch/flat roof	$ See Addendum
Repair/Replace fascia and soffit	$
Replace main entry door	$
Replace rear sliding door	$
Replace 19 windows – impact	$
Repair ceiling & interior wall (include paint)	$
Replace HVAC	$
TOTAL	$

Please respond to the following questions:

This project will be completed within how many calendar days after the notice to proceed is issued.	
Work is guaranteed for how many years?	
Materials are guaranteed for how many years?	

Vendor: _____

Address: _____

City, State, Zip Code: _____

Email Address: _____

Typed Name & Title: _____

Signature: _____ **Date:** _____

Telephone No.: _____ **Fax No.:** _____

(*Please include Remit to address if different than address stated above)

Remit To: _____

_____

Check block below for applicable minority indicator:

MINORITY	CHECK BOX
Asian Indian	
Black	
Asian Pacific	
Hispanic	
Native American	
Small Business	
Women Owned	
Small Disadvantage Business	

CITY OF FORT PIERCE BIDDER'S CHECKLIST

This checklist is provided to assist each Bidder in the preparation of their bid response. Included in this checklist are important requirements, which is the responsibility of each Bidder to submit with their response in order to make their response fully compliant. This checklist is only a guideline, it is the responsibility of each Bidder to read and comply with the Invitation to Bid in its entirety.

Check "Yes" or "No" to each of the following:

	YES	NO
Is Invitation to Bid cover page (page 1) completed, signed, and attached?	X	
Include proof of proper insurance as stated in bid documents.	X	
Are all of the Required forms complete and included?	X	
Is Bid Response Form completed, signed, and attached?	X	
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked?	X	
Did you submit your bid electronically?	x	
For Hard Copy Submissions Only: Are two (2) complete bid packages included (one original and one copy)		
For Hard Copy Submissions Only: Bid envelope is marked accordingly.		
Have you made sure your corporate address matches your Sunbiz information ?	X	
Is each Bid Addendum (when issued) signed and included?	X	

PLEASE SIGN AND RETURN WITH BID _____

June 28, 2024

CITY OF FORT PIERCE

BID NO. 2024-041

SHIP – RESIDENTIAL REHABILITATION – 1127 COLONIAL ROAD

ADDENDUM NO. 1

The purpose of this addendum is to revise the scope of work, the address and the bid response form.

- Please disregard any reference to the address stated as "1127 Colonial Ave" in the bid document should read "**1127 Colonial Road**."
- The follow revisions have been added to the Scope of Work:
  - **Repair electrical outlet above back sliding glass door**
  - **Repair electrical light fixture by main entry door**
- Revised Bid Response Form, see attached. This form should be used for submitting your bid.

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: _____ Date: 7/2/24
Manual

Signature: Brittany Bradley
Typed or Printed

Company Name: B Squared Contracting inc

Address: 7111 Gullotti pl Port st lucie, Fl 34952

REVISED

BID RESPONSE FORM

Bid Item	SHIP RESIDENTIAL REHABILITATION — 1127 COLONIAL ROAD		
Bid Number	2024-041	Due Date & Time	3:00PM, JULY 5, 2024

This project should be bid on according to the housing rehabilitation specifications. The offeror agrees to furnish the following items or services to the City of Fort Pierce at the place specified, in accordance with specifications herein at the prices quoted below:

ITEM DESCRIPTION	TOTAL COST
Replace pitch/flat roof	$ 18000.00
Repair/Replace fascia and soffit	$ 4000.00
Replace main entry door	$ 3000.00
Replace rear sliding door	$ 5300.00
Replace 19 windows – impact	$ 25000.00
Repair ceiling & interior wall (include paint)	$ 5200.00
Replace HVAC	$ 7500.00
Repair electrical outlet above back sliding glass door	$ 500.00
Repair electrical light fixture by main entry door	$ 500.00
TOTAL	$ 69,000.00

Please respond to the following questions:

This project will be completed within how many calendar days after the notice to proceed is issued.	60
Work is guaranteed for how many years?	1
Materials are guaranteed for how many years?	1

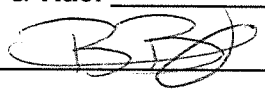
Vendor: B Squared contracting inc

Address: 7111 Gullotti pl

City, State, Zip Code: Port St Lucie Fl 34952

Email Address: bsquaredcontractinginc@gmail.com

Typed Name & Title: Brittany Bradley President

Signature:  **Date:** 7/2/24

Telephone No.: 772-370-6424 **Fax No.:**

(*Please include Remit to address if different than address stated above)

Remit To:

Check block below for applicable minority indicator:

MINORITY	CHECK BOX
Asian Indian	
Black	
Asian Pacific	
Hispanic	
Native American	
Small Business	X
Women Owned	X
Small Disadvantage Business	X

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 06/26/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Joe Lott	
Lott Insurance Services 4808 S US Highway 1 Fort Pierce FL 34982	PHONE (A/C, No, Ext): (772) 468-1009	FAX (A/C, No): (772) 468-1837
	E-MAIL ADDRESS: JL@LOTTINS.COM	

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Western World Insurance Compan	13196
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
B Squared Contracting Inc
7111 Gullotti Place
Port St Lucie FL 34952

COVERAGES **CERTIFICATE NUMBER:** CL2462600609 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:			NPP6038228	01/11/2024	01/11/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG Employee Benefits	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) 	$ $ $ $ $
	☐ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION $						EACH OCCURRENCE AGGREGATE 	$ $ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y/N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A					☐ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ $ $

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

City of Ft Pierce
PO Box 1480
Ft Pierce FL 34950

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 08/29/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Certificates	
Risk Transfer Insurance Agency, LLC 47 E. Robinson Street Suite 200 Orlando, FL 32801	PHONE (A/C, No, Ext):	FAX (A/C, No):
	E-MAIL ADDRESS: certs@peopaygo.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Service American Indemnity Company	39152
INSURED OCMI III, Inc dba PEOPayGo 225 E Dania Beach Blvd, Suite 120 Dania Beach, FL 33004 United States	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** VWT66EUB **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N	N/A		RT23MWC7470174002	01/01/2023	01/01/2024	X PER STATUTE ☐ OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y						E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
								$ $ $ $ $

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The Officer(s) for OCMI III, Inc. is/are not included under the Workers' Compensation policy listed above as marked "Y".

Coverage provided for all leased employees but not subcontractors of: B SQUARED CONTRACTING INC (Added: 08/29/2023)

CERTIFICATE HOLDER

B SQUARED CONTRACTING INC
7111 GULLOTTI PL
PORT ST LUCIE, FL 34952

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 06/26/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
LOTT INSURANCE SERVICES
4808 S US HWY 1, FT PIERCE, FL 34982

CONTACT
NAME: Progressive Commercial Lines Customer and Agent Servicing
PHONE (A/C, No, Ext): 1-800-444-4487
FAX (A/C, No):
E-MAIL ADDRESS: progressivecommercial@email.progressive.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Progressive Express Insurance Company	10193
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
B SQUARED CONTRACTING INC
7111 Gullotti Pl
Port St. Lucie, FL 34952

COVERAGES **CERTIFICATE NUMBER:** 234768062644172473D062624T015641 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	☐ OTHER:							$
A	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$300,000
	☐ ANY AUTO							
	☐ OWNED AUTOS ONLY ☒ SCHEDULED AUTOS	N	N	968293811	04/04/2024	04/04/2025	BODILY INJURY (Per person)	$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N						☐ PER STATUTE ☐ OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBEREXCLUDED? ☐	N / A					E.L. EACH ACCIDENT	$
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	See ACORD 101 for additional coverage details.	N	N	968293811	04/04/2024	04/04/2025	$	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

City Of Fort Pierce
100 North Us1
Fort Pierce, FL 34950

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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AGENCY CUSTOMER ID: _____

LOC #: _____

ADDITIONAL REMARKS SCHEDULE

AGENCY		NAMED INSURED
LOTT INSURANCE SERVICES		B SQUARED CONTRACTING INC 7111 Gullotti Pl Port St. Lucie, FL 34952
POLICY NUMBER		
968293811		
CARRIER	NAIC CODE	
Progressive Express Insurance Company	10193	EFFECTIVE DATE: 04/04/2024

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 FORM TITLE: Certificate of Liability Insurance

Additional Coverages

Insurance coverage(s)	Limits
Personal Injury Protection	$10,000 w/$0 Ded - Named Insured Only
Uninsured Motorist - Nonstacked	$50,000 Combined Single Limit

Description of Location/Vehicles/Special Items

Scheduled autos only

2019 CHEVROLET SILVERADO MEDIUM DUTY 1HTKHPVK3KH811819

Comprehensive	$1,000 Ded
Collision	$1,000 Ded

Liability coverage may not apply to all scheduled vehicles.

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DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Bid Writer: Madison White, 772-467-3102	**Bid No:** 2024-041
Mandatory Site-Visit: 11:15 A.M, THURSDAY, JUNE 27, 2024	**Bid Title:** SHIP Residential Rehabilitation – 1127 Colonial Ave
Mandatory Site-Visit Location: 1127 COLONIAL AVE, FORT PIERCE, FL 34950	**Bid Opening Location:** Purchasing Division Conference Room, Room 101 100 North U.S. #1, 1st Floor Fort Pierce, Florida 34950
Bid Due Date & Time: 3:30 PM, FRIDAY, JULY 5, 2024	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this division as soon as possible.
Bidder Name: GENTILE CORP. **Mailing Address:** 3160 TURTLE COVE	*I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.* X Oscar Frozini Authorized Signature (Manual)
City, State, Zip Code: West Palm Beach FL 33411	**Typed or Printed Name:** OSCAR FROZINI
Type of Entity (Select one): Corporation ✓ Partnership Proprietorship	**Title:** PRESIDENT/QUALIFIER
Incorporated in the State of: FL **Year:** 2007	**Delivery in** _____ **days, ARO**
Phone Number: 9545200548	**Payment Terms:** Net 30 Days
Fax Number:	**FEIN or SS Number:** 46-1976266
E-Mail Address: Gentilellc@comcast.net	**Local Business:** ___Y ✓N **MWBE:** ___Y ✓N
Bid Security is attached, when required, in the amount of $ N/A **F.O.B. DESTINATION**	**If returning as a "No Bid" state reason:**
THIS PAGE MUST BE COMPLETED AND RETURNED WIT YOUR BID	

DRUG~FREE WORKPLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certified that

GENTILE CORP. does:

(Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2. Inform employees about the dangers of drug abuse in the workplace, the business policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

3. Give each employee engaged in providing the commodities or contractual services that are proposed a copy of the statement specified in subsection (1).

4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under Bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

5. Impose a sanction on or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employees community, by any employee who is so convicted.

6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

Omar Frozi

Proposer's Signature

July 05/2024

Date

NON-COLLUSION AFFIDAVIT
FOR PRIME BIDDER

STATE OF FL

COUNTY OF Palm Beach

OSCAR FROZINI, being first duly sworn, deposes and says:

That he is President / Qualifier
(a partner or officer of the firm, etc.)

the party making the foregoing proposal or bid, that such proposal or bid is genuine and not collusive or sham; that said bidder has not colluded, conspired, connived or agreed directly or indirectly with any bidder or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly sought by agreement or collusion, or communication or conference with any person, to fix the bid price of affiant or of any other bidder, or to fix any overhead, profit or cost element of said bid price, or of that of any other bidder, or to secure any advantage against the City of Fort Pierce, of the County of St. Lucie, or any person interested in the proposed contract; and that all statements in said proposal or bid are true.

GENTILE CORP.
(Firm Name)

By: Oscar Frozini

Title: PRESIDENT / QUALIFIER

Subscribed and sworn to before me this 5

day of, July 2024.

Marybell Martinez
Notary Public

My Commission expires: (Seal)

Notary Public State of Florida
Marybell Martinez
My Commission HH 319776
Expires 10/24/2026

PUBLIC ENTITY CRIMES AFFIDAVIT
SWORN STATEMENT UNDER SECTION 287.133(3)(a),
FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted by City of Fort Pierce
(Print name of the public entity).
by OSCAR FROZINI PRESIDENT / QUALIFIER
(Print individual's name and title)
for GENTILE CORP.
whose business address is 3160 Turtle Cove, West Palm Beach Fl 33411
(If applicable) its Federal Employer Identification Number (FEIN) is 46-1976266

(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: On the attached sheet). Required as per the IRS Form W-9.

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "affiliate" as defined in paragraph 287.133(1)(a), Florida Statutes, means:
   a. A predecessor or successor of a person convicted of a public entity crime: or

An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been

b. convicted of a public entity crime in Florida during the preceding 36 months shall

c. be considered an affiliate. I understand that a "person" as defined in Paragraph 287.133(1)(c), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

5. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. **(Please indicate which statement applies.)**

O.F. Neither the entity submitted this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity nor affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, member, or agents who are active in management of the entity, or an affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, member, or agents who are active in management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1,1989. However, there has been subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearing and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. (**Attach a copy of the final order**)

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDEN I1F1ED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 F THE CALENDAR YEAR IN WHICH IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FWRIDA STATUTES, FOR CATEGORY TWO OR ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

Orgn Frozi
(Signature)

July 05 2024
(Date)

STATE OF Florida

COUNTY OF Palm Beach

PERSONALLY APPEARED BEFORE ME, the undersigned authority Oscar Frozini
(Name of individual signing)

Who, after first being sworn by me, affixed his/her signature in the space provided above on this

day 5 of July, 20 24

Marybell Martinez
(NOTARY PUBLIC)

Notary Public State of Florida
Marybell Martinez
My Commission HH 319776
Expires 10/24/2026

My Commission Expires: _____

E-VERIFY
AFFIRMATION STATEMENT

Description: SHIP RESIDENTIAL REHABILITATION — 1127 COLONIAL ROAD

Pursuant to Section 448.095, Florida Statutes, Contractor/Proposer/Responder acknowledges and agrees:

(a) to register with and use the E-Verify System to verify the work authorization status of all persons employed by the Contractor/Proposer/Responder to perform employment duties during the term of the Contract, and

(b) to require any subcontractor (as defined in Section 448.095, Florida Statutes) assigned by Contractor/Proposer/Respondent to perform work pursuant to the Contract to register with and use the E-Verify System to verify the work authorization status of all persons employed by the subcontractor during the term of the Contract, and

(c) if Contractor/Proposer/Responder enters into a contract with a subcontractor, Contractor/Proposer/Responder shall obtain an affidavit from every subcontractor stating the subcontractor does not employ, contract with, or subcontract with an unauthorized alien and the Contractor/Proposer/Responder shall maintain a copy of such affidavit for the term of the Contract, and

(d) the Contractor/Proposer/Bidder shall use the E-Verify System during the term of the Contract, as a condition of the Contract.

Contractor/Proposer/Bidder Company Name: GENTILE CORP.

Authorized Company Person's Signature: Oscar Frozini

Authorized Company Person's Title: PRESIDENT / QUALIFIER

Date: July 05 / 2024

STATE OF FLORIDA
COUNTY OF Palm Beach
Sworn (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization this 5 day of July, 2024 by Oscar Frozini, who is ☑ personally known or ☐ produced identification (ID produced: _____).

Signature: Marybell Martinez (Seal)
NOTARY PUBLIC

Notary Public State of Florida
Marybell Martinez
My Commission HH 319776
Expires 10/24/2026

REFERENCES

BID NO. 2024-041

SHIP RESIDENTIAL REHABILIATION — 1127 COLONIAL ROAD

Contact Person & Title	John Balistreri - Architect, Design
Email Address	john@balidesigngroup.com
Phone No.	561-392-5464
Company Name	Bali Design Group
Mailing Address	3500 NW Boca Raton Blvd Ste 609
City, State, Zip	Boca Raton, FL 33431
Type of commercial work contracted	Structural, Engineering, Floorplans
Contact Person & Title	Andrew Stoops- Comm Grants . . .
Email Address	astoops@wellingtonfl.gov
Phone No.	561·753·2435
Company Name	Village of Wellington
Mailing Address	12300 Forest Hill Blvd.
City, State, Zip	Wellington, FL 33414
Type of commercial work contracted	Grants, Housing Programs etc.

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
GENTILE CORP.

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☒ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
3160 Turtle Cove

Requester's name and address (optional)

6 City, state, and ZIP code
West Palm Beach, Fl 33411

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number
___ - ___ - ____

or

Employer identification number
46 - 1976266

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here | **Signature of U.S. person** ▶ Omar Frozi | **Date** ▶ July 05 2024

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9.*

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

June 28, 2024

CITY OF FORT PIERCE

BID NO. 2024-041

SHIP – RESIDENTIAL REHABILITATION – 1127 COLONIAL ROAD

ADDENDUM NO. 1

The purpose of this addendum is to revise the scope of work, the address and the bid response form.

- Please disregard any reference to the address stated as "1127 Colonial Ave" in the bid document should read "**1127 Colonial Road**."
- The follow revisions have been added to the Scope of Work:
  - **Repair electrical outlet above back sliding glass door**
  - **Repair electrical light fixture by main entry door**
- Revised Bid Response Form, see attached. This form should be used for submitting your bid.

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: Omar Frozini Date: 07·05·24
Manual

Signature: OSCAR FROZINI
Typed or Printed

Company Name: GENTILE CORP.

Address: 3160 Turtle Cove
West Palm Beach Fl 33411

REVISED

BID RESPONSE FORM

Bid Item	SHIP RESIDENTIAL REHABILITATION — 1127 COLONIAL ROAD		
Bid Number	2024-041	Due Date & Time	3:00PM, JULY 5, 2024

This project should be bid on according to the housing rehabilitation specifications. The offeror agrees to furnish the following items or services to the City of Fort Pierce at the place specified, in accordance with specifications herein at the prices quoted below:

ITEM DESCRIPTION	TOTAL COST
Replace pitch/flat roof	$ 20,000
Repair/Replace fascia and soffit	$ 3,000
Replace main entry door	$ 1,600
Replace rear sliding door	$ 3,750
Replace 19 windows – impact	$ 16,800
Repair ceiling & interior wall (include paint)	$ 3,000
Replace HVAC	$ 8,500
Repair electrical outlet above back sliding glass door	$ 800
Repair electrical light fixture by main entry door	$ 600
TOTAL	$ 58,050

Please respond to the following questions:

This project will be completed within how many calendar days after the notice to proceed is issued.	120
Work is guaranteed for how many years?	7 ROOF 1 yr. other trades
Materials are guaranteed for how many years?	as per manufacturers'

Vendor: GENTILE CORP

Address: 3160 Turtle Cove

City, State, Zip Code: West Palm Beach Fl 33411

Email Address: Gentilellc@comcast.net

Typed Name & Title: OSCAR FROZINI President / Qualifier

Signature: Oscar Frozini **Date:** July 05 2024

Telephone No.: 9545200548 **Fax No.:**

(*Please include Remit to address if different than address stated above)

Remit To:

Check block below for applicable minority indicator:

MINORITY	CHECK BOX
Asian Indian	
Black	
Asian Pacific	
Hispanic	✓
Native American	
Small Business	
Women Owned	
Small Disadvantage Business	

CITY OF FORT PIERCE BIDDER'S CHECKLIST

This checklist is provided to assist each Bidder in the preparation of their bid response. Included in this checklist are important requirements, which is the responsibility of each Bidder to submit with their response in order to make their response fully compliant. This checklist is only a guideline, it is the responsibility of each Bidder to read and comply with the Invitation to Bid in its entirety.

Check "Yes" or "No" to each of the following:

	YES	NO
Is Invitation to Bid cover page (page 1) completed, signed, and attached?	✓	
Include proof of proper insurance as stated in bid documents.	✓	
Are all of the Required forms complete and included?	✓	
Is Bid Response Form completed, signed, and attached?	✓	
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked?	✓	
Did you submit your bid electronically?	✓	
For Hard Copy Submissions Only: Are two (2) complete bid packages included (one original and one copy)	N/A	
For Hard Copy Submissions Only: Bid envelope is marked accordingly.	N/A	
Have you made sure your corporate address matches your Sunbiz information ?	✓	
Is each Bid Addendum (when issued) signed and included?	✓	

PLEASE SIGN AND RETURN WITH BID Omar Frozi

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 06/05/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Melanie Shepherd
G. S. Insurance Services LLC 1056 Hypoluxo Rd Lantana, FL 33462	PHONE (A/C, No, Ext): 561-296-1771 FAX (A/C, No): 561-296-1772 E-MAIL ADDRESS: gsinsservice@aol.com
	INSURER(S) AFFORDING COVERAGE — NAIC #
	INSURER A : Rockingham Casualty
INSURED	INSURER B : Progressive
Gentile, Corp. 3160 Turtle Cove West Palm Beach,FL.33411	INSURER C : Lloyd's of London
	INSURER D :
	INSURER E :
	INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:	X		RFLA218639-00	01/08/2024	01/08/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1000000 $ 100,000 $ 5000 $ 1,000,000 $ 2000000 $ 1,000,000
B	AUTOMOBILE LIABILITY [X] ANY AUTO [X] ALL OWNED AUTOS [X] SCHEDULED AUTOS [ ] HIRED AUTOS [ ] NON-OWNED AUTOS	X		09118855-7	10/26/2023	10/26/2024	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
C	[ ] UMBRELLA LIAB [ ] OCCUR [X] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $	X		ANE506564322	01/27/2024	01/27/2025	EACH OCCURRENCE AGGREGATE	$ 1,000,000 $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					[ ] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $ 0

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Oscar Frozini Lic # CGC 1521508

City of Fort Pierce/Grants Administration Division added as additional insured on General Liability, Commercial Auto, and Excess Liability policyes.

CERTIFICATE HOLDER

City of Fort Pierce/Grants Administration Division
Att: Purchasing Division
P.O. Box 1480
Fort Pierce, FL 34954

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Melanie R. Shepherd

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City Commission Regular Meeting - 5:05 pm **11. g.**

Meeting Date: 08/19/2024

Re: Approval of Bid No. 2024-042

Submitted For: Donnella Clarke, Grants Administration Manager, Finance Department

SUBJECT:

Approval of award of Bid No. 2024-042 for CDBG Residential Rehabilitation for 902 Hickory Street, Fort Pierce, FL to Andros Roofing & Construction LLC in an amount not to exceed $60,021.00.

SUMMARY:

The Grants Division has partnered with the Purchasing Division to solicit bids for the following CDBG Residential Rehabilitation, 902 Hickory Street, Fort Pierce, FL. The invitation was sent to 548 vendors. Eight (8) vendors requested specifications with three (3) responding (37.50%) plus 0 “No Bid” (37.50% total response).

RECOMMENDATION:

Staff recommends approval to Andros Roofing & Construction LLC in the amount not to exceed $60,021.00.

ALTERNATIVES:

Deny the award and/or select from higher bids.

RESPONSIBLE STAFF:

Donnella Clarke, Grants Manager

COORDINATED WITH:

Gelencia Carter, Purchasing Manager

Attachments

Recommendation for Award Letter

Bid Tabulation Memo

Submittal - Andros Roofing & Construction LLC

Submittal - B Squared Contracting Inc

Submittal - Gentile Corp.

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	08/12/2024 02:31 PM
Finance Department	Johnna Morris	08/12/2024 02:33 PM

City Manager	Nick Mimms	08/13/2024 12:15 PM
Form Started By: Donnella Clarke		Started On: 08/07/2024 02:46 PM
Final Approval Date: 08/13/2024		

CITY OF FORT PIERCE
PURCHASING DIVISION
100 North U.S. Highway 1
Fort Pierce, FL 34950
(772) 467-3102
https://www.cityoffortpierce.com/187/Purchasing

Date: 8/2/2024

RECOMMENDATION FOR AWARD

Solicitation No: 2024-042

Solicitation Title: CDBG Residential Rehabilitation - 902 Hickory Street

Solicitation Advertisement: 6/20/2024 - 6/27/2024

Solicitation Due Date:

Award Authority:

- [x] **City Commission**
- [x] **City Manager**
- [ ] **Purchasing Manager**
- [x] **Director of Finance**
- [ ] **Planning Board**
- [ ] **FPRA Board**

To: Gelencia Carter, Purchasing Manager

From: Donnella Clarke

Through: Donnella Clarke

The above cited for solicitation submittal documents have been reviewed and the apparent low responsive, responsible vendor is recommended for award:

Recommend Vendor(s) Name: Andros Roofing & Construction LLC

Initial Term Amount: $60,021.00

Contract Terms, if applicable:

Award is based on the following concurrence (s):

On May 13, 2024, the Purchasing Division received specifications to go out for bid on the above subject bid. The bid was advertised on June 20 and June 27, 2024, with a scheduled opening at 4:00 PM on July 5, 2024.

The invitation was sent to 548 vendors. Eight (8) vendors requested specifications with three (3) responding (37.50%) plus 0 " No Bid" (37.50% total response). Andros Roofing & Construction LLC submitted the lowest and most responsive bid.

THE SUNRISE CITY
FORT PIERCE
Florida
PURCHASING DEPARTMENT

TO: **Donnella Clarke, Grants Division Manager**

FROM: **Madison White, Purchasing Agent** *Madison White*

SUBJECT: **Bid No. 2024-042 – SHIP Residential Rehabilitation – 902 Hickory Street**

DATE: **July 8, 2024**

On May 13, 2024, the Purchasing Division received specifications to go out for bid on the above subject bid. The bid was advertised on June 20 and June 27, 2024, with a scheduled opening at 4:00 PM on July 5, 2024.

Respondents are now able to submit bids electronically and the hard copy requirement has been modified. Respondents that choice to submit a hard copy are required to only submit one (1) original and one (1) PDF copy on a USB Drive.

Attached is the tabulation sheet for the above referenced bid. In total, three (3) submissions were received electronically. A copy of the submittals will be sent via email or OneDrive. The file is available for review in the Purchasing Division.

The invitation was sent to 548 vendors. Eight (8) vendors requested specifications with three (3) responding (37.50%) plus 0 "No Bid" (37.50% total response).

A recommendation to award form (see attached) will need to be completed and attached to the appropriate approving authority's document (City Manager's – Requisition or City Commission – Agenda Item).

The below-mentioned firms contained calculation errors in their submissions. As per Section I, General Conditions, item number 8, Mistakes, in case of a mistake in addition, the unit price will be considered correct.

Andros Roofing & Construction LLC's bid response form showed $60,021, but the accurate price calculation is $61,021. **Gentile Corp's** bid response form showed $79,700, but the accurate price calculation is 72,500.

Please kindly make a note of the following: The bid expiration date is **Tuesday, September 3, 2024**. It is essential to ensure that approval for the award is completed by this date.

/mw

Attachment

cc: Johnna Morris, Director of Finance
File

THE SUNRISE CITY
FORT PIERCE
Florida
PURCHASING DEPARTMENT

CITY OF FORT PIERCE
TABULATION OF BIDS

BID ON:	**SHIP RESIDENTIAL REHABILITATION—902 HICKORY STREET**
BID NUMBER:	**2024-042**
OPENING DATE:	07/05/24 @ 4:00PM
RECOMMENDED AWARD:	Pending

RESPONSE
3 of 8 = 37.50%
0 "No Bids"
Total = 37.50%

Offers from the vendors listed herein are the only offers received timely as of the above pening date and time. All other offers submitted in response to this solicitation, if any, are ereby rejected as late."

VENDOR NAME	TOTAL BID PRICE
Andros Roof & Construction *Fort Pierce, FL*	**$60,021**
Gentile Corp. *West Palm Beach, FL*	**$79,700**
B Squared Contracting Inc *Port St. Lucie, FL*	**$90,050**

PLEASE NOTE: COMMISSION MEETINGS ARE HELD THE FIRST AND THIRD MONDAY OF EVERY MONTH. CHECK THE CITY'S WEBSITE, https://www.cityoffortpierce.com/223/Agendas- Minutes or CALL THE PURCHASING DIVISION, (772) 467-3102, WEDNESDAY PRIOR TO THE MEETINGS FOR RECOMMENDATION OF AWARD

DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Bid Writer: Latonya Hubbard, 772-467-3102	**Bid No:** 2024-042
Mandatory Site-Visit: 10:00 A.M, FRIDAY, JUNE 28, 2023	**Bid Title:** SHIP RESIDENTIAL REHABILITATION OF 902 HICKORY STREET
Mandatory Site-Visit Location: 902 HICKORY STREET FORT PIERCE, FL 34947	**Bid Opening Location:** Purchasing Division Conference Room, Room 101 100 North U.S. #1, 1st Floor Fort Pierce, Florida 34950
Bid Due Date & Time: 4:00 PM, FRIDAY, JULY 5, 2024	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.
Bidder Name: Andros Roof + Construction LLC **Mailing Address:** 2706 Atlantic Ave Fort Pierce, FL 34947	*I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.* X Lloyd M. Constant Authorized Signature (Manual)
City, State, Zip Code:	**Typed or Printed Name:** Lloyd M. Constant
Type of Entity (Select one): Corporation _____ Partnership _____ Proprietorship x	**Title:** Manager
Incorporated in the State of: FL **Year:** 2006	**Delivery in** _____ **days, ARO**
Phone Number: 772-475-4915	**Payment Terms:** Net 30 Days
Fax Number:	**FEIN or SS Number:** 57-0564492
E-Mail Address:	**Local Business:** ✓Y ___N **MWBE:** ✓Y ___N
Bid Security is attached, when required, in the amount of $ _____ **F.O.B. DESTINATION**	**If returning as a "No Bid" state reason:**
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

DRUG~FREE WORKPLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certified that

Andras Roofing * Construction LLC does:
(Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2. Inform employees about the dangers of drug abuse in the workplace, the business policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

3. Give each employee engaged in providing the commodities or contractual services that are proposed a copy of the statement specified in subsection (1).

4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under Bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

5. Impose a sanction on or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employees community, by any employee who is so convicted.

6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

Proposer's Signature

07-05-2024
Date

NON-COLLUSION AFFIDAVIT
FOR PRIME BIDDER

STATE OF FLORIDA

COUNTY OF Saint Lucie

Lloyd M. Constant, being first duly sworn, deposes and says:

That he is Manager of Andros Roofing * Construction LLC
(a partner or officer of the firm, etc.)

the party making the foregoing proposal or bid, that such proposal or bid is genuine and not collusive or sham; that said bidder has not colluded, conspired, connived or agreed directly or indirectly with any bidder or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly sought by agreement or collusion, or communication or conference with any person, to fix the bid price of affiant or of any other bidder, or to fix any overhead, profit or cost element of said bid price, or of that of any other bidder, or to secure any advantage against the City of Fort Pierce, of the County of St. Lucie, or any person interested in the proposed contract; and that all statements in said proposal or bid are true.

Andros Roofing * Construction LLC
(Firm Name)

By: [signature]

Title: Manager

Subscribed and sworn to before me this 5th
day of, July 2024.

[signature]
Notary Public

My Commission expires: (Seal)

Oct. 19, 2024

JUNETTE RAYMOND
Notary Public - State of Florida
Commission # HH 51463
My Comm. Expires Oct 19, 2024
Bonded through National Notary Assn.

PUBLIC ENTITY CRIMES AFFIDAVIT
SWORN STATEMENT UNDER SECTION 287.133(3)(a),
FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted by City of Fort Pierce
(Print name of the public entity).
by Lloyd M. Constant
(Print individual's name and title)
for Andros Roofing * Construction
whose business address is 2706 Atlantic Ave, Fort Pierce, FL 34947
(If applicable) its Federal Employer Identification Number (FEIN) is 57-0564492

(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: On the attached sheet). Required as per the IRS Form W-9.

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "affiliate" as defined in paragraph 287.133(1)(a), Florida Statutes, means:
   a. A predecessor or successor of a person convicted of a public entity crime: or

An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls

another person. A person who knowingly enters into a joint venture with a person who has been

b. convicted of a public entity crime in Florida during the preceding 36 months shall

c. be considered an affiliate. I understand that a "person" as defined in Paragraph 287.133(1)(c), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

5. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. **(Please indicate which statement applies.)**

X Neither the entity submitted this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity nor affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, member, or agents who are active in management of the entity, or an affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, member, or agents who are active in management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1,1989. However, there has been subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearing and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. (**Attach a copy of the final order**)

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDEN I1F1ED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 F THE CALENDAR YEAR IN WHICH IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FWRIDA STATUTES, FOR CATEGORY TWO OR ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

(Signature)

07-05-2024

(Date)

STATE OF Florida

COUNTY OF Saint Lucie

PERSONALLY APPEARED BEFORE ME, the undersigned authority Lloyd M. Constant
(Name of individual signing)

Who, after first being sworn by me, affixed his/her signature in the space provided above on this

day 5th of July, 2024.

JUNETTE RAYMOND
Notary Public - State of Florida
Commission # HH 51463
My Comm. Expires Oct 19, 2024
Bonded through National Notary Assn.

Junette Raymond
(NOTARY PUBLIC)

My Commission Expires: Oct. 19, 2024

E-VERIFY
AFFIRMATION STATEMENT

Description: **SHIP RESIDENTIAL REHABILITATION – 902 HICKORY STREET**

Pursuant to Section 448.095, Florida Statutes, Contractor/Proposer/Responder acknowledges and agrees:

(a) to register with and use the E-Verify System to verify the work authorization status of all persons employed by the Contractor/Proposer/Responder to perform employment duties during the term of the Contract, and

(b) to require any subcontractor (as defined in Section 448.095, Florida Statutes) assigned by Contractor/Proposer/Respondent to perform work pursuant to the Contract to register with and use the E-Verify System to verify the work authorization status of all persons employed by the subcontractor during the term of the Contract, and

(c) if Contractor/Proposer/Responder enters into a contract with a subcontractor, Contractor/Proposer/Responder shall obtain an affidavit from every subcontractor stating the subcontractor does not employ, contract with, or subcontract with an unauthorized alien and the Contractor/Proposer/Responder shall maintain a copy of such affidavit for the term of the Contract, and

(d) the Contractor/Proposer/Bidder shall use the E-Verify System during the term of the Contract, as a condition of the Contract.

Contractor/Proposer/Bidder Company Name: Andros Roofing & Construction LLC

Authorized Company Person's Signature: Lloyd M. Constant

Authorized Company Person's Title: Manager

Date: 07-05-2024

STATE OF FLORIDA
COUNTY OF Saint Lucie
Sworn (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization this 5th day of July, 2024 by Lloyd M. Constant, who is ☒ personally known or ☐ produced identification (ID produced: _____).

Signature: _____ (Seal)

NOTARY PUBLIC

My Commission Expires: Oct. 19, 2024

JUNETTE RAYMOND
Notary Public - State of Florida
Commission # HH 51463
My Comm. Expires Oct 19, 2024
Bonded through National Notary Assn.

CERTIFICATION REGARDING SCRUTINZED COMPANIES LISTS

Respondent Name: Andros Roofing * Construction LLC

Respondent's Authorized Representative Name and Title: Lloyd M. Constant, Manager

Address: 2720 Atlantic Ave.

City: Fort Pierce State: FL Zip: 34947

Phone Number: 772-475-4915 Respondent FEIN: 51-0564492

Email Address: androsconstruction@gmail.com

Section 287.135, Florida Statutes prohibits a company from bidding on, submitting a proposal for, or entering into or renewing a contract for goods or services of any amount if, at the time of contracting or renewal, the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statutes, or is engaged in a boycott of Israel. Section 287.135, Florida Statutes, also prohibits a company from bidding on, submitting a proposal for, or entering into or renewing a contract for goods or services of $1,000,000 or more, that are on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector Lists which were created pursuant to s. 215.473, Florida Statutes.

Certification:

As the person authorized to sign on behalf of Respondent, I hereby certify that the company identified above in the section entitled "Respondent Vendor Name" is not listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List. I further certify that the company is not engaged in a boycott of Israel. I understand that pursuant to section 287.135, Florida Statutes, the submission of a false certification may subject a company to civil penalties, attorney's fees, and/or costs.

REFERENCES

BID NO. 2024-042

See attached

SHIP RESIDENTIAL REHABILITATION OF 902 HICKORY STREET

Contact Person & Title	
Email Address	
Phone No.	
Company Name	
Mailing Address	
City, State, Zip	
Type of commercial work contracted	
Contact Person & Title	
Email Address	
Phone No.	
Company Name	
Mailing Address	
City, State, Zip	
Type of commercial work contracted	

Andros Roofing*Construction, LLC

2706 Atlantic Ave, FT. Pierce, FL 34947
Roofing Contractors LIC# CCC1327225
General Contractors LIC# CGC1516095
SDVOSB contact 772-475-4915

Professional Reference:

1. Ferrell Graham, CMG Builders LLC

3820 SE Dixie Hwy
Stuart, FL 34997
Main: E: fgraham5477@comcast.net T: 772-247-7602

Built a number of homes and retrofitted a number of commercial buildings for this company.

2. Danny Wilson, LCAM

Wilson Landscaping & Management Corp.
1300 NW 17th Ave.Suite 270, Delray Beach, FL 33445
(561)637-3402 Office
(561)637-3407 Fax
danny@wilsonmanagement.net
www.wilsonmanagement.net
Hurricane/Storm repairs:
Rehabbed over 30 condo units in Kings Point Villa, Delray Beach, FL since December of 2022, some complete gutted and rebuild

3. Dieula Louis

President and CEO
(561)201-3879 Cell
(772)577-2800 Office
Administrative Service Agencies
Contract and placement of multiple workers throughout S Florida and N Carolina for Andros Roofing*Construction, LLC

Form **W-9**
(Rev. January 2011)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

Print or type
See Specific Instructions on page 2.

Name (as shown on your income tax return)
ANDROS ROOFING*CONSTRUCTION, LLC

Business name/disregarded entity name, if different from above

Check appropriate box for federal tax classification (required): ☐ Individual/sole proprietor ☒ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☒ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶

☐ Other (see instructions) ▶

☐ Exempt payee

Address (number, street, and apt. or suite no.)
2706 ATLANTIC AVE

Requester's name and address (optional)

City, state, and ZIP code
FORT PIERCE, FL 34947

List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on the "Name" line to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Social security number
			-		-				

Employer identification number
5	1	-	0	5	6	4	4	9	2

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. citizen or other U.S. person (defined below).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 4.

Sign Here Signature of U.S. person ▶ [signature] Date ▶ 6-6-2024

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

Note. If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 5/7/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: PAULETTE BROWN	
IMPACT INSURANCE SERVICES LLC 18064 SW 33 Court Miramar, FL 33029 A032618	PHONE (A/C, No, Ext): (954)885-3884	FAX (A/C, No): (954)885-3885
	E-MAIL ADDRESS: impactserv@msn.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : NAUTILUS INSURANCE COMPANY	
INSURED ANDROS ROOFING CONSTRUCTION LLC 2706 ATLANTIC AVENUE FORT PIERCE, FL 34947	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:			NN1605444	10/10/2023	10/10/2024	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A					[ ] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ $ $

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

GENERAL CONTRACTOR - ROOFING CONSTRUCTION

CERTIFICATE HOLDER

PALM BEACH COUNTY
C/O CONTRACTORS CERTIFICATION
2300 N JOG ROAD STE 2W-61
WEST PALM BEACH, FL 33411

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Paulette Brown

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Detail by Entity Name

Florida Limited Liability Company
ANDROS ROOFING*CONSTRUCTION LLC

Filing Information

Document Number	L06000012122
FEI/EIN Number	51-0564492
Date Filed	02/03/2006
Effective Date	02/10/2006
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/12/2020

Principal Address

2706 ATLANTIC AV
FORT PIERCE, FL 34947

Mailing Address

2706 ATLANTIC AV
FORT PIERCE, FL 34947

Registered Agent Name & Address

CONSTANT, LLOYD M
2706 ATLANTIC AV
FORT PIERCE, FL 34947

Name Changed: 10/06/2019

Authorized Person(s) Detail

Name & Address

Title MGR

CONSTANT, LLOYD M
2706 ATLANTIC AV
FORT PIERCE, FL 34947

Title MGR

CONSTANT, LOYD M
2706 ATLANTIC AV
FORT PIERCE, FL 34947

Title MGR

CONSTANT, LLOYD M
2706 ATLANTIC AV
FORT PIERCE, FL 34947

Title MGR

CONSTANT, LLOYD M

July 1, 2024

CITY OF FORT PIERCE

BID NO. 2024-042

SHIP RESIDENTIAL REHABILITATION – 902 HICKORY STREET
ADDENDUM NO. 1

The purpose of this addendum is to revise the scope of work and the bid response form.

- The following revision have been added to the Scope of Work:
  - **Replace side entry door**
  - **Replace rotten wood siding including front windows (front of the house) (include paint)**
  - **Repair plumbing under kitchen sink**
  - **Repair kitchen sink and faucet**

- Revised Bid Response Form, see attached. This form should be used for submitting your bid.

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: Lloyd M. Constant Date: 07-05-2024
Manual

Signature: Lloyd M. Constant
Typed or Printed

Company Name: Andros Roofing * Construction

Address: 2706 Atlantic Ave, Fort Pierce, FL 34947

REVISED
BID RESPONSE FORM

Bid Item	SHIP RESIDENTIAL REHABILITATION – 902 HICKORY STREET FORT PIERCE, FL 34947		
Bid Number	2024-042	Due Date & Time	4:00PM, FRIDAY, JULY 05, 2024

This project should be bid according to the housing rehabilitation specifications. The offeror agrees to furnish the following items or services to the City of Fort Pierce at the place specified, in accordance with specifications herein at the prices quoted below:

ITEM DESCRIPTION	TOTAL COST
Renovate bathroom #1 – include walk-in shower/grab rails/lights. 3950	$ 5937.50
Renovate bathroom #2 5500	$ 6,875
Replace main entry door 550	$ 687.50
Replace side entry door 550	$ 687.50
Replace/install main entry light 160	$ 200.00
Replace rear door 550	$ 687.50
Replace pitch roof 10,400	$ 10,400
Replace/Repair fascia and soffit 5,000	$ 5,000
Replace 12 windows – impact 9600	$ 12,960
Repair exterior & interior wall (include paint) 1,200	$ 1,620
Replace HVAC 7000	$ 9,450
Replace air vents 150	$ 202.50
Repair plumbing under kitchen sink 500	$ 675.00
Replace kitchen sink and faucet 510	$ 688.50
Misc plumbing repairs 500	$ 675.00
Repair rotten wood siding including front windows (front of the house) (including paint) 1500	$ 2,025.00
Misc electrical repair 600	$ 750.
Permits 1500	$ 1,500
	$
TOTAL	$ 60,021.00

The Bidder hereby acknowledges receipt of the following addenda:

ADDENDUM NO.	ADDENDUM DATE
1	July 1, 2024

Vendor: Andros Roofing & Construction LLC

Address: 2706 Atlantic Ave

City, State, Zip Code: Fort Pierce, FL 34947

Email Address: andosconstruction@gmail.com

Typed Name & Title: _____

Signature: [signature] **Date:** 07-05-2024

Telephone No.: 772-475-4915 **Fax No.:** _____

(*Please include Remit to address if different than address stated above)

Remit To: See above

Check block below for applicable minority indicator:

MINORITY	CHECK BOX
Asian Indian	
Black	✓
Asian Pacific	
Hispanic	
Native American	
Small Business	✓
Women Owned	
Small Disadvantage Business	✓

CITY OF FORT PIERCE BIDDER'S CHECKLIST

This checklist is provided to assist each Bidder in the preparation of their bid response. Included in this checklist are important requirements, which is the responsibility of each Bidder to submit with their response in order to make their response fully compliant. This checklist is only a guideline, it is the responsibility of each Bidder to read and comply with the Invitation to Bid in its entirety.

Check "Yes" or "No" to each of the following:

	YES	NO
Is Invitation to Bid cover page (page 1) completed, signed, and attached?	✓	
Include proof of proper insurance as stated in bid documents.	✓	
Are all of the Required forms complete and included?	✓	
Is Bid Response Form completed, signed, and attached?	✓	
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked?	✓	
Did you submit your bid electronically?	✓	
For Hard Copy Submissions Only: Are two (2) complete bid packages included (one original and one copy)		
For Hard Copy Submissions Only: Bid envelope is marked accordingly.		
Have you made sure your corporate address matches your Sunbiz information ?	✓	
Is each Bid Addendum (when issued) signed and included?	✓	

PLEASE SIGN AND RETURN WITH BID _____

DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Bid Writer: Latonya Hubbard, 772-467-3102	**Bid No:** 2024-042
Mandatory Site-Visit: 10:00 A.M, FRIDAY, JUNE 28, 2023	**Bid Title:** SHIP RESIDENTIAL REHABILITATION OF 902 HICKORY STREET
Mandatory Site-Visit Location: 902 HICKORY STREET FORT PIERCE, FL 34947	**Bid Opening Location:** Purchasing Division Conference Room, Room 101 100 North U.S. #1, 1st Floor Fort Pierce, Florida 34950
Bid Due Date & Time: 4:00 PM, FRIDAY, JULY 5, 2024	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.
Bidder Name: B Squared Contracting Inc **Mailing Address:** 7111 Gullotti Pl	*I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.* X _____ **Authorized Signature (Manual)**
City, State, Zip Code: Port st lucie fl 34952	**Typed or Printed Name:** Brittany Bradley
Type of Entity (Select one): **Corporation** X **Partnership** _____ **Proprietorship** _____	**Title:** President
Incorporated in the State of: 3 **Year:**	**Delivery in** 60 **days, ARO**
Phone Number: 7723706424	**Payment Terms:** Net 30 Days
Fax Number:	**FEIN or SS Number:** 87-3388536
E-Mail Address: bsquaredcontractinginc@gmail.com	**Local Business:** X Y ___N **MWBE:** X Y ___N
Bid Security is attached, when required, in the amount of $ _____ **F.O.B. DESTINATION**	**If returning as a "No Bid" state reason:**
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

DRUG~FREE WORKPLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certified that

B Squared Contracting inc
_____ does:
(Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2. Inform employees about the dangers of drug abuse in the workplace, the business policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

3. Give each employee engaged in providing the commodities or contractual services that are proposed a copy of the statement specified in subsection (1).

4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under Bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

5. Impose a sanction on or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employees community, by any employee who is so convicted.

6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

_____
Proposer's Signature

7/2/24
_____
Date

NON-COLLUSION AFFIDAVIT
FOR PRIME BIDDER

STATE OF Florida

COUNTY OF St Lucie

Brittany Bradley, being first duly sworn, deposes and says:

That he is President
(a partner or officer of the firm, etc.)

the party making the foregoing proposal or bid, that such proposal or bid is genuine and not collusive or sham; that said bidder has not colluded, conspired, connived or agreed directly or indirectly with any bidder or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly sought by agreement or collusion, or communication or conference with any person, to fix the bid price of affiant or of any other bidder, or to fix any overhead, profit or cost element of said bid price, or of that of any other bidder, or to secure any advantage against the City of Fort Pierce, of the County of St. Lucie, or any person interested in the proposed contract; and that all statements in said proposal or bid are true.

B Squared Contracting inc
(Firm Name)

By: _____

Title: President

Subscribed and sworn to before me this 2nd
day of, July 2024.

_____
Notary Public

My Commission expires: (Seal)

DIANNE LYNN BEASLEY
Notary Public - State of Florida
Commission # HH 458203
My Comm. Expires Nov 26, 2027
Bonded through National Notary Assn.

PUBLIC ENTITY CRIMES AFFIDAVIT
SWORN STATEMENT UNDER SECTION 287.133(3)(a),
FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted by City of Fort Pierce
(Print name of the public entity).
by Brittany Bradley President
(Print individual's name and title)
for B Squared Contracting inc
whose business address is 7111 Gullotti pl Port St lucie Fl 34952
(If applicable) its Federal Employer Identification Number (FEIN) is 87-3388536
(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: On the attached sheet). Required as per the IRS Form W-9.

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "affiliate" as defined in paragraph 287.133(1)(a), Florida Statutes, means:
   a. A predecessor or successor of a person convicted of a public entity crime: or

An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls

another person. A person who knowingly enters into a joint venture with a person who has been

b. convicted of a public entity crime in Florida during the preceding 36 months shall

c. be considered an affiliate. I understand that a "person" as defined in Paragraph 287.133(1)(c), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

5. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. **(Please indicate which statement applies.)**

_____ Neither the entity submitted this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity nor affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, member, or agents who are active in management of the entity, or an affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, member, or agents who are active in management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1,1989. However, there has been subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearing and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. (**Attach a copy of the final order**)

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDEN I1F1ED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 F THE CALENDAR YEAR IN WHICH IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FWRIDA STATUTES, FOR CATEGORY TWO OR ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

(Signature)

7/2/24

(Date)

STATE OF Florida

COUNTY OF St Lucie

PERSONALLY APPEARED BEFORE ME, the undersigned authority Brittany Bradley
(Name of individual signing)

Who, after first being sworn by me, affixed his/her signature in the space provided above on this

day 2nd of July, 2024.

(NOTARY PUBLIC)

My Commission Expires: _____

DIANNE LYNN BEASLEY
Notary Public - State of Florida
Commission # HH 458203
My Comm. Expires Nov 26, 2027
Bonded through National Notary Assn.

E-VERIFY
AFFIRMATION STATEMENT

Description: **SHIP RESIDENTIAL REHABILITATION – 902 HICKORY STREET**

Pursuant to Section 448.095, Florida Statutes, Contractor/Proposer/Responder acknowledges and agrees:

(a) to register with and use the E-Verify System to verify the work authorization status of all persons employed by the Contractor/Proposer/Responder to perform employment duties during the term of the Contract, and

(b) to require any subcontractor (as defined in Section 448.095, Florida Statutes) assigned by Contractor/Proposer/Respondent to perform work pursuant to the Contract to register with and use the E-Verify System to verify the work authorization status of all persons employed by the subcontractor during the term of the Contract, and

(c) if Contractor/Proposer/Responder enters into a contract with a subcontractor, Contractor/Proposer/Responder shall obtain an affidavit from every subcontractor stating the subcontractor does not employ, contract with, or subcontract with an unauthorized alien and the Contractor/Proposer/Responder shall maintain a copy of such affidavit for the term of the Contract, and

(d) the Contractor/Proposer/Bidder shall use the E-Verify System during the term of the Contract, as a condition of the Contract.

Contractor/Proposer/Bidder Company Name: B Squared Contracting Inc

Authorized Company Person's Signature:

Authorized Company Person's Title: President

Date: 7/2/24

STATE OF FLORIDA
COUNTY OF Martin

Sworn (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization this 2nd day of July, 2024 by Brittany Beasley, who is ☒ personally known or ☐ produced identification (ID produced: _____).

Signature: (Seal)

NOTARY PUBLIC

My Commission Expires: _____

DIANNE LYNN BEASLEY
Notary Public - State of Florida
Commission # HH 458203
My Comm. Expires Nov 26, 2027
Bonded through National Notary Assn.

CERTIFICATION REGARDING SCRUTINZED COMPANIES LISTS

Respondent Name: Brittany Bradley

Respondent's Authorized Representative Name and Title: Brittany Bradley President

Address: 7111 Gullotti Pl

City: Port St Lucie State: FL Zip: 34952

Phone Number: 772-370-6424 Respondent FEIN: 87-3388536

Email Address: bsquaredcontractinginc@gmail.com

Section 287.135, Florida Statutes prohibits a company from bidding on, submitting a proposal for, or entering into or renewing a contract for goods or services of any amount if, at the time of contracting or renewal, the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statutes, or is engaged in a boycott of Israel. Section 287.135, Florida Statutes, also prohibits a company from bidding on, submitting a proposal for, or entering into or renewing a contract for goods or services of $1,000,000 or more, that are on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector Lists which were created pursuant to s. 215.473, Florida Statutes.

Certification:

As the person authorized to sign on behalf of Respondent, I hereby certify that the company identified above in the section entitled "Respondent Vendor Name" is not listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List. I further certify that the company is not engaged in a boycott of Israel. I understand that pursuant to section 287.135, Florida Statutes, the submission of a false certification may subject a company to civil penalties, attorney's fees, and/or costs.

REFERENCES

BID NO. 2024-042

SHIP RESIDENTIAL REHABILITATION OF 902 HICKORY STREET

Contact Person & Title	Matthew Toeniskoetter
Email Address	Toe645@Hotmail.com
Phone No.	772-834-8732
Company Name	MJT Holdings
Mailing Address	1910 Cypress Ave
City, State, Zip	Fort pierce Fl 34949
Type of commercial work contracted	Remodeling
Contact Person & Title	Joe Lowry President
Email Address	jlowry9011@aol.com
Phone No.	772-528-1935
Company Name	Blss & K
Mailing Address	217 SE Fiore Bella
City, State, Zip	Port St Lucie fl 34952
Type of commercial work contracted	Office build outs

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

► Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
B Squared Contracting inc

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ►

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ►

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from FATCA reporting code (if any)

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
7111 Gullotti Pl

Requester's name and address (optional)

6 City, state, and ZIP code
Port St Lucie FL 34952

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			-			-		

or

Employer identification number

8	7	-	3	3	8	8	5	3	6

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ► [signature] Date ► 7/2/24

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

W-9 Taxpayer Identification Form

Bid No. 2024-042

BID RESPONSE FORM

Bid Item	SHIP RESIDENTIAL REHABILITATION – 902 HICKORY STREET FORT PIERCE, FL 34947		
Bid Number	2024-042	Due Date & Time	3:00PM, FRIDAY, JULY 05, 2024

This project should be bid according to the housing rehabilitation specifications. The offeror agrees to furnish the following items or services to the City of Fort Pierce at the place specified, in accordance with specifications herein at the prices quoted below:

ITEM DESCRIPTION	TOTAL COST
Renovate bathroom #1 – include walk-in shower/grab rails/lights.	$ See Addendum
Renovate bathroom #2	$
Replace main entry door	$
Replace/install main entry light	$
Replace rear door	$
Replace utility/laundry room door	$
Replace pitch roof	$
Replace/Repair fascia and soffit	$
Replace 12 windows – impact	$
Repair exterior & interior wall (include paint)	$
Replace HVAC	$
Replace air vents	$
Misc plumbing repairs	$
Repair rotten wood siding (front of the house)	$
Misc electrical repair	$
Permits	$
	$
TOTAL	$

The Bidder hereby acknowledges receipt of the following addenda:

ADDENDUM NO.	ADDENDUM DATE

Vendor:_____

Address:_____

City, State, Zip Code:_____

Email Address:_____

Typed Name, Title:_____

Signature_____ **Date**_____

Telephone #_____ **Fax #**_____

(*Please include Remit to address if different than address stated above)

Remit To:_____

_____

Check block below for applicable minority indicator:

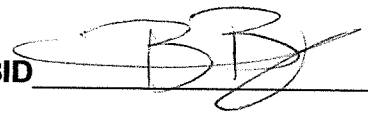
MINORITY	CHECK BOX
Asian Indian	
Black	
Asian Pacific	
Hispanic	
Native American	
Small Business	X
Women Owned	X
Small Disadvantage Business	X

CITY OF FORT PIERCE BIDDER'S CHECKLIST

This checklist is provided to assist each Bidder in the preparation of their bid response. Included in this checklist are important requirements, which is the responsibility of each Bidder to submit with their response in order to make their response fully compliant. This checklist is only a guideline, it is the responsibility of each Bidder to read and comply with the Invitation to Bid in its entirety.

Check "Yes" or "No" to each of the following:

	YES	NO
Is Invitation to Bid cover page (page 1) completed, signed, and attached?	X	
Include proof of proper insurance as stated in bid documents.	X	
Are all of the Required forms complete and included?	Xx	
Is Bid Response Form completed, signed, and attached?	x	
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked?	X	
Did you submit your bid electronically?	x	
For Hard Copy Submissions Only: Are two (2) complete bid packages included (one original and one copy)		
For Hard Copy Submissions Only: Bid envelope is marked accordingly.		
Have you made sure your corporate address matches your Sunbiz information ?	x	
Is each Bid Addendum (when issued) signed and included?	x	

PLEASE SIGN AND RETURN WITH BID 

July 1, 2024

CITY OF FORT PIERCE

BID NO. 2024-042

SHIP RESIDENTIAL REHABILITATION – 902 HICKORY STREET
ADDENDUM NO. 1

The purpose of this addendum is to revise the scope of work and the bid response form.

- The following revision have been added to the Scope of Work:
  - **Replace side entry door**
  - **Replace rotten wood siding including front windows (front of the house) (include paint)**
  - **Repair plumbing under kitchen sink**
  - **Repair kitchen sink and faucet**

- Revised Bid Response Form, see attached. This form should be used for submitting your bid.

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: BB Date: 7/2/24
Manual

Signature: Brittany Bradley
Typed or Printed

Company Name: B Squared Contracting inc

Address: 7111 Gullotti Pl Port St Lucie,FL 34952

The Bidder hereby acknowledges receipt of the following addenda:

ADDENDUM NO.	ADDENDUM DATE
1	7/1/24

Vendor: B squared contracting inc

Address: 7111 Gullotti pl

City, State, Zip Code: Port st Lucie fl 34952

Email Address: bsquaredcontractinginc@gmail.com

Typed Name & Title: Brittany Bradley President

Signature: _____ **Date:** 7/2/24

Telephone No.: 772-370-6424 **Fax No.:** _____

(*Please include Remit to address if different than address stated above)

Remit To: _____

_____

Check block below for applicable minority indicator:

MINORITY	CHECK BOX
Asian Indian	
Black	
Asian Pacific	
Hispanic	
Native American	
Small Business	X
Women Owned	x
Small Disadvantage Business	X

REVISED

BID RESPONSE FORM

Bid Item	SHIP RESIDENTIAL REHABILITATION – 902 HICKORY STREET FORT PIERCE, FL 34947		
Bid Number	2024-042	Due Date & Time	4:00PM, FRIDAY, JULY 05, 2024

This project should be bid according to the housing rehabilitation specifications. The offeror agrees to furnish the following items or services to the City of Fort Pierce at the place specified, in accordance with specifications herein at the prices quoted below:

ITEM DESCRIPTION	TOTAL COST
Renovate bathroom #1 – include walk-in shower/grab rails/lights.	$ 9500.00
Renovate bathroom #2	$ 8500.00
Replace main entry door	$ 3000.00
Replace side entry door	$ 2000.00
Replace/install main entry light	$ 450.00
Replace rear door	$ 2500.00
Replace pitch roof	$ 15000.00
Replace/Repair fascia and soffit	$ 6500.00
Replace 12 windows – impact	$ 19000.00
Repair exterior & interior wall (include paint)	$ 4500.00
Replace HVAC	$ 7300.00
Replace air vents	$ 1200.00
Repair plumbing under kitchen sink	$ 800.00
Replace kitchen sink and faucet	$ 1300.00
Misc plumbing repairs	$ 1500.00
Repair rotten wood siding including front windows (front of the house) (including paint)	$ 4500.00
Misc electrical repair	$ 1500.00
Permits	$ 1000.00
	$
TOTAL	$ 90,050.00

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 06/26/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	**CONTACT NAME:** Joe Lott
Lott Insurance Services	**PHONE (A/C, No, Ext):** (772) 468-1009 **FAX (A/C, No):** (772) 468-1837
4808 S US Highway 1	**E-MAIL ADDRESS:** JL@LOTTINS.COM
Fort Pierce FL 34982	**INSURER(S) AFFORDING COVERAGE** / **NAIC #**
INSURED	**INSURER A :** Western World Insurance Compan — 13196
B Squared Contracting Inc	**INSURER B :**
7111 Gullotti Place	**INSURER C :**
	INSURER D :
Port St Lucie FL 34952	**INSURER E :**
	INSURER F :

COVERAGES **CERTIFICATE NUMBER:** CL2462600609 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:			NPP6038228	01/11/2024	01/11/2025	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$ 2,000,000
							Employee Benefits	$
	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	$
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE	$
							AGGREGATE	$
								$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] N/A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						[ ] PER STATUTE [ ] OTH-ER	
							E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

City of Ft Pierce
PO Box 1480
Ft Pierce FL 34950

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 08/29/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Risk Transfer Insurance Agency, LLC 47 E. Robinson Street Suite 200 Orlando, FL 32801	**CONTACT NAME:** Certificates **PHONE (A/C, No, Ext):** **FAX (A/C, No):** **E-MAIL ADDRESS:** certs@peopaygo.com
INSURED OCMI III, Inc dba PEOPayGo 225 E Dania Beach Blvd, Suite 120 Dania Beach, FL 33004 United States	**INSURER(S) AFFORDING COVERAGE** — **NAIC #** **INSURER A :** Service American Indemnity Company — 39152 **INSURER B :** **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** VWT66EUB **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	☐ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:						EACH OCCURRENCE	$
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
							GENERAL AGGREGATE	$
							PRODUCTS - COMP/OP AGG	$
								$
	☐ AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	$
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
	☐ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION $						EACH OCCURRENCE	$
							AGGREGATE	$
								$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: Y If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		RT23MWC7470174002	01/01/2023	01/01/2024	X PER STATUTE ☐ OTH-ER	
							E.L. EACH ACCIDENT	$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
								$ $ $ $ $

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The Officer(s) for OCMI III, Inc. is/are not included under the Workers' Compensation policy listed above as marked "Y".

Coverage provided for all leased employees but not subcontractors of: B SQUARED CONTRACTING INC (Added: 08/29/2023)

CERTIFICATE HOLDER

B SQUARED CONTRACTING INC
7111 GULLOTTI PL
PORT ST LUCIE, FL 34952

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 06/26/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
LOTT INSURANCE SERVICES
4808 S US HWY 1, FT PIERCE, FL 34982

CONTACT NAME: Progressive Commercial Lines Customer and Agent Servicing
PHONE (A/C, No, Ext): 1-800-444-4487 **FAX (A/C, No):**
E-MAIL ADDRESS: progressivecommercial@email.progressive.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Progressive Express Insurance Company	10193
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
B SQUARED CONTRACTING INC
7111 Gullotti Pl
Port St. Lucie, FL 34952

COVERAGES **CERTIFICATE NUMBER:** 234768062644172473D062624T015641 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	☐ OTHER:							$
A	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$300,000
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☒ SCHEDULED AUTOS	N	N	968293811	04/04/2024	04/04/2025	BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N						☐ PER STATUTE ☐ OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBEREXCLUDED? ☐	N / A					E.L. EACH ACCIDENT	$
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	See ACORD 101 for additional coverage details.	N	N	968293811	04/04/2024	04/04/2025	$	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

City Of Fort Pierce
100 North Us1
Fort Pierce, FL 34950

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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AGENCY CUSTOMER ID: _____

LOC #: _____

ADDITIONAL REMARKS SCHEDULE

AGENCY		NAMED INSURED
LOTT INSURANCE SERVICES		B SQUARED CONTRACTING INC 7111 Gullotti Pl Port St. Lucie, FL 34952
POLICY NUMBER 968293811		
CARRIER Progressive Express Insurance Company	NAIC CODE 10193	EFFECTIVE DATE: 04/04/2024

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 FORM TITLE: Certificate of Liability Insurance

Additional Coverages

Insurance coverage(s)	Limits
Personal Injury Protection	$10,000 w/$0 Ded - Named Insured Only
Uninsured Motorist - Nonstacked	$50,000 Combined Single Limit

Description of Location/Vehicles/Special Items

Scheduled autos only

2019 CHEVROLET SILVERADO MEDIUM DUTY 1HTKHPVK3KH811819	
Comprehensive	$1,000 Ded
Collision	$1,000 Ded

Liability coverage may not apply to all scheduled vehicles.

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DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Bid Writer: Latonya Hubbard, 772-467-3102	**Bid No: 2024-042**
Mandatory Site-Visit: 10:00 A.M, FRIDAY, JUNE 28, 2023	**Bid Title: SHIP RESIDENTIAL REHABILITATION OF 902 HICKORY STREET**
Mandatory Site-Visit Location: 902 HICKORY STREET FORT PIERCE, FL 34947	**Bid Opening Location:** Purchasing Division Conference Room, Room 101 100 North U.S. #1, 1st Floor Fort Pierce, Florida 34950
Bid Due Date & Time: 4:00 PM, FRIDAY, JULY 5, 2024	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.
Bidder Name: GENTILE CORP. **Mailing Address:** 3160 TURTLE COVE	*I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.* X Oscar Frozini Authorized Signature (Manual)
City, State, Zip Code: WEST PALM BEACH FL 33411	**Typed or Printed Name:** OSCAR FROZINI
Type of Entity (Select one): Corporation ✓ Partnership Proprietorship	**Title:** PRESIDENT / QUALIFIER
Incorporated in the State of: Fl **Year:** 2007	**Delivery in** _____ **days, ARO**
Phone Number: 9545200548	**Payment Terms: Net 30 Days** → O.F. 07.05.24
Fax Number:	**FEIN or SS Number:** 46-~~[illegible]~~1976266
E-Mail Address: Gentilellc@comcast.net	**Local Business:** ___Y ✓N **MWBE:** ___Y ✓N
Bid Security is attached, when required, in the amount of $ N/A **F.O.B. DESTINATION**	**If returning as a "No Bid" state reason:**
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

DRUG~FREE WORKPLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certified that

GENTILE CORP. does:

(Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2. Inform employees about the dangers of drug abuse in the workplace, the business policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

3. Give each employee engaged in providing the commodities or contractual services that are proposed a copy of the statement specified in subsection (1).

4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under Bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

5. Impose a sanction on or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employees community, by any employee who is so convicted.

6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

Omar Frozi

Proposer's Signature

July 05/2022

Date

NON-COLLUSION AFFIDAVIT
FOR PRIME BIDDER

STATE OF FL

COUNTY OF Palm Beach

OSCAR FROZINI, being first duly sworn, deposes and says:

That he is PRESIDENT / QUALIFIER
(a partner or officer of the firm, etc.)

the party making the foregoing proposal or bid, that such proposal or bid is genuine and not collusive or sham; that said bidder has not colluded, conspired, connived or agreed directly or indirectly with any bidder or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly sought by agreement or collusion, or communication or conference with any person, to fix the bid price of affiant or of any other bidder, or to fix any overhead, profit or cost element of said bid price, or of that of any other bidder, or to secure any advantage against the City of Fort Pierce, of the County of St. Lucie, or any person interested in the proposed contract; and that all statements in said proposal or bid are true.

GENTILE CORP.
(Firm Name)

By: Oscar Frozini

Title: President / Qualifier

Subscribed and sworn to before me this 5

day of , July 2024.

Marybell Martinez
Notary Public

My Commission expires: (Seal)

Notary Public State of Florida
Marybell Martinez
My Commission HH 319776
Expires 10/24/2026

PUBLIC ENTITY CRIMES AFFIDAVIT
SWORN STATEMENT UNDER SECTION 287.133(3)(a),
FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted by City of Fort Pierce
(Print name of the public entity).
by OSCAR FROZINI / PRESIDENT
(Print individual's name and title)
for GENTILE CORP.
whose business address is 3160 Turtle Cove, West Palm Beach FL 33411
(If applicable) its Federal Employer Identification Number (FEIN) is 46-1976266

(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: On the attached sheet). Required as per the IRS Form W-9.

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "affiliate" as defined in paragraph 287.133(1)(a), Florida Statutes, means:
   a. A predecessor or successor of a person convicted of a public entity crime: or

An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls

another person. A person who knowingly enters into a joint venture with a person who has been

b. convicted of a public entity crime in Florida during the preceding 36 months shall

c. be considered an affiliate. I understand that a "person" as defined in Paragraph 287.133(1)(c), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

5. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. **(Please indicate which statement applies.)**

O.F. Neither the entity submitted this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity nor affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, member, or agents who are active in management of the entity, or an affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, member, or agents who are active in management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1,1989. However, there has been subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearing and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. (**Attach a copy of the final order**)

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDEN I1F1ED IN PARAGRAPH **1** (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 F THE CALENDAR YEAR IN WHICH IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FWRIDA STATUTES, FOR CATEGORY TWO OR ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

Omar Frozi
(Signature)

July 05 2024
(Date)

STATE OF Florida

COUNTY OF Palm Beach

PERSONALLY APPEARED BEFORE ME, the undersigned authority Oscar Frozzini
(Name of individual signing)

Who, after first being sworn by me, affixed his/her signature in the space provided above on this

day 5 of July, 2024.

Notary Public State of Florida
Marybell Martinez
My Commission HH 319776
Expires 10/24/2026

Marybell Martinez
(NOTARY PUBLIC)

My Commission Expires: _____

E-VERIFY
AFFIRMATION STATEMENT

Description: SHIP RESIDENTIAL REHABILITATION – 902 HICKORY STREET

Pursuant to Section 448.095, Florida Statutes, Contractor/Proposer/Responder acknowledges and agrees:

(a) to register with and use the E-Verify System to verify the work authorization status of all persons employed by the Contractor/Proposer/Responder to perform employment duties during the term of the Contract, and

(b) to require any subcontractor (as defined in Section 448.095, Florida Statutes) assigned by Contractor/Proposer/Respondent to perform work pursuant to the Contract to register with and use the E-Verify System to verify the work authorization status of all persons employed by the subcontractor during the term of the Contract, and

(c) if Contractor/Proposer/Responder enters into a contract with a subcontractor, Contractor/Proposer/Responder shall obtain an affidavit from every subcontractor stating the subcontractor does not employ, contract with, or subcontract with an unauthorized alien and the Contractor/Proposer/Responder shall maintain a copy of such affidavit for the term of the Contract, and

(d) the Contractor/Proposer/Bidder shall use the E-Verify System during the term of the Contract, as a condition of the Contract.

Contractor/Proposer/Bidder Company Name: GENTILE CORP.

Authorized Company Person's Signature: Oscar Frozini

Authorized Company Person's Title: PRESIDENT / QUALIFIER

Date: July 05 2024

STATE OF FLORIDA
COUNTY OF Palm Beach
Sworn (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization this 5 day of July, 2024 by Oscar Frozini, who is ☑ personally known or ☐ produced identification (ID produced:).

Signature: Marybell Martinez (Seal)

NOTARY PUBLIC

My Commission Expires: 10/24/2026.

Notary Public State of Florida
Marybell Martinez
My Commission HH 319776
Expires 10/24/2026

CERTIFICATION REGARDING SCRUTINZED COMPANIES LISTS

Respondent Name: GENTILE CORP.

Respondent's Authorized Representative Name and Title: OSCAR FROZINI
President

Address: 3160 Turtle Cove

City: West Palm Beach State: Fl Zip: 33411

Phone Number: 9545200548 Respondent FEIN: 46-1976266

Email Address: Gentilellc@comcast.net

Section 287.135, Florida Statutes prohibits a company from bidding on, submitting a proposal for, or entering into or renewing a contract for goods or services of any amount if, at the time of contracting or renewal, the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statutes, or is engaged in a boycott of Israel. Section 287.135, Florida Statutes, also prohibits a company from bidding on, submitting a proposal for, or entering into or renewing a contract for goods or services of $1,000,000 or more, that are on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector Lists which were created pursuant to s. 215.473, Florida Statutes.

Certification:

As the person authorized to sign on behalf of Respondent, I hereby certify that the company identified above in the section entitled "Respondent Vendor Name" is not listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List. I further certify that the company is not engaged in a boycott of Israel. I understand that pursuant to section 287.135, Florida Statutes, the submission of a false certification may subject a company to civil penalties, attorney's fees, and/or costs.

REFERENCES

BID NO. 2024-042

SHIP RESIDENTIAL REHABILITATION OF 902 HICKORY STREET

Contact Person & Title	John Balistreri - Architect
Email Address	John@balidesigngroup.com
Phone No.	561.392.5464
Company Name	Bali Design Group
Mailing Address	3500 NW. Boca Raton Blvd Ste 609
City, State, Zip	Boca Raton, FL 33431
Type of commercial work contracted	Structural, Engineering, floorplans.
Contact Person & Title	Andrew Stoops, Comm Grants
Email Address	astoops@wellingtonfl.gov
Phone No.	561-753-2435
Company Name	Village of Wellington
Mailing Address	12300 Forest Hill Blvd
City, State, Zip	Wellington, FL 33414
Type of commercial work contracted	Grants, Housing programs

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
GENTILE CORP.

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☒ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from FATCA reporting code (if any)

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
3160 Turtle Cove

Requester's name and address (optional)

6 City, state, and ZIP code
West Palm Beach Fl 33411

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

or

Employer identification number
46-1976266

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶ Omar Frozini Date ▶ July 05 2024

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

The Bidder hereby acknowledges receipt of the following addenda:

ADDENDUM NO.	ADDENDUM DATE
1	7-1-2024

Vendor: GENTILE CORP.

Address: 3160 Turtle Cove

City, State, Zip Code: West Palm Beach, Fl 33411

Email Address: Gentilellc@comcast.net

Typed Name & Title: OSCAR FROZINI PRESIDENT

Signature: Oscar Frozini **Date:** July 05 2024

Telephone No.: 9545280548 **Fax No.:**

(*Please include Remit to address if different than address stated above)

Remit To:

Check block below for applicable minority indicator:

MINORITY	CHECK BOX
Asian Indian	
Black	
Asian Pacific	
Hispanic	✓
Native American	
Small Business	
Women Owned	
Small Disadvantage Business	

July 1, 2024

CITY OF FORT PIERCE

BID NO. 2024-042

SHIP RESIDENTIAL REHABILITATION – 902 HICKORY STREET
ADDENDUM NO. 1

The purpose of this addendum is to revise the scope of work and the bid response form.

- The following revision have been added to the Scope of Work:
  - **Replace side entry door**
  - **Replace rotten wood siding including front windows (front of the house) (include paint)**
  - **Repair plumbing under kitchen sink**
  - **Repair kitchen sink and faucet**

- Revised Bid Response Form, see attached. This form should be used for submitting your bid.

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: Oscar Frozini Date: 07.05.24
Manual

Signature: OSCAR FROZINI
Typed or Printed

Company Name: GENTILE CORP.

Address: 3160 Turtle Cove
West Palm Beach Fl 33411

REVISED

BID RESPONSE FORM

Bid Item	SHIP RESIDENTIAL REHABILITATION – 902 HICKORY STREET FORT PIERCE, FL 34947		
Bid Number	2024-042	Due Date & Time	4:00PM, FRIDAY, JULY 05, 2024

This project should be bid according to the housing rehabilitation specifications. The offeror agrees to furnish the following items or services to the City of Fort Pierce at the place specified, in accordance with specifications herein at the prices quoted below:

ITEM DESCRIPTION	TOTAL COST
Renovate bathroom #1 – include walk-in shower/grab rails/lights.	$ 7,000
Renovate bathroom #2	$ 6,000
Replace main entry door	$ 1,600
Replace side entry door	$ 1,600
Replace/install main entry light	$ 400
Replace rear door	$ 1,600 18200
Replace pitch roof	$ 18,000
Replace/Repair fascia and soffit	$ 4,000
Replace 12 windows – impact	$ 10,200
Repair exterior & interior wall (include paint)	$ 4,000
Replace HVAC	$ 10,000 64400
Replace air vents	$ 500
Repair plumbing under kitchen sink	$ 800
Replace kitchen sink and faucet	$ 800
Misc plumbing repairs	$ 800
Repair rotten wood siding including front windows (front of the house) (including paint)	$ 3,500
Misc electrical repair	$ 800
Permits	$ 900
	$
TOTAL	$ 79,700

CITY OF FORT PIERCE BIDDER'S CHECKLIST

This checklist is provided to assist each Bidder in the preparation of their bid response. Included in this checklist are important requirements, which is the responsibility of each Bidder to submit with their response in order to make their response fully compliant. This checklist is only a guideline, it is the responsibility of each Bidder to read and comply with the Invitation to Bid in its entirety.

Check "Yes" or "No" to each of the following:

	YES	NO
Is Invitation to Bid cover page (page 1) completed, signed, and attached?	✓	
Include proof of proper insurance as stated in bid documents.	✓	
Are all of the Required forms complete and included?	✓	
Is Bid Response Form completed, signed, and attached?	✓	
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked?	✓	
Did you submit your bid electronically?	✓	
For Hard Copy Submissions Only: Are two (2) complete bid packages included (one original and one copy)	N/A	
For Hard Copy Submissions Only: Bid envelope is marked accordingly.	N/A	
Have you made sure your corporate address matches your Sunbiz information ?	✓	
Is each Bid Addendum (when issued) signed and included?	✓	

PLEASE SIGN AND RETURN WITH BID Omar Frozini

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 06/05/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER

G. S. Insurance Services LLC
1056 Hypoluxo Rd
Lantana, FL 33462

CONTACT NAME: Melanie Shepherd
PHONE (A/C, No, Ext): 561-296-1771
FAX (A/C, No): 561-296-1772
E-MAIL ADDRESS: gsinsservice@aol.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Rockingham Casualty	
INSURER B : Progressive	
INSURER C : Lloyd's of London	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED

Gentile, Corp.
3160 Turtle Cove
West Palm Beach,FL.33411

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:	X		RFLA218639-00	01/08/2024	01/08/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1000000 $ 100,000 $ 5000 $ 1,000,000 $ 2000000 $ 1,000,000
B	AUTOMOBILE LIABILITY X ANY AUTO X ALL OWNED AUTOS ☐ HIRED AUTOS X SCHEDULED AUTOS ☐ NON-OWNED AUTOS	X		09118855-7	10/26/2023	10/26/2024	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
C	☐ UMBRELLA LIAB ☐ OCCUR X EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION $	X		ANE506564322	01/27/2024	01/27/2025	EACH OCCURRENCE AGGREGATE	$ 1,000,000 $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y/N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A					☐ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $ 0

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Oscar Frozini Lic # CGC 1521508
City of Fort Pierce/Grants Administration Division added as additional insured on General Liability, Commercial Auto, and Excess Liability policyes.

CERTIFICATE HOLDER

City of Fort Pierce/Grants Administration Division
Att: Purchasing Division
P.O. Box 1480
Fort Pierce, FL 34954

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Melanie R. Shepherd

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City Commission Regular Meeting - 5:05 pm **11. h.**

Meeting Date: 08/19/2024

Re:

SUBJECT:

Approval of letter of support on behalf of FPUA for a Federal Highway Administration grant for the installation of EV Chargers in various areas within the City.

Attachments

Letter of Support

Form Review

Form Started By: Linda Cox Started On: 08/16/2024 04:11 PM

Final Approval Date: 08/16/2024

THE SUNRISE CITY
FORT PIERCE
OFFICE OF THE MAYOR
AND CITY COMMISSION
Florida

August 19, 2024

U.S. Department of Transportation
Federal Highway Administration
Charging and Fueling Infrastructure Discretionary Grant Program
CFIGrants@dot.gov

RE: Letter of Support to Participate in Grant-Funded EV Charger Program

To the Federal Highway Administration CFI Program:

The City of Fort Pierce is pleased to provide this letter of support for the Fort Pierce Utilities Authority proposed project that will bring Electric Vehicle (EV) Chargers throughout Fort Pierce, Florida.

With FPUA's proposed project, we will bring EV chargers to a major parking hub in downtown Fort Pierce, adjacent to the waterfront and an ongoing development project that will bring hundreds of visitors and residents. We will also bring EV chargers to Jaycee Park, a waterfront city park that offers large pavilions, public restrooms, and St Lucie County's first fully-accessible playground which was community built just two years ago.

The City of Fort Pierce, often referred to as the Sunrise City, has been the central hub of St. Lucie County, Florida for over 100 years. Located on the Treasure Coast, Fort Pierce is one of the oldest communities on the east coast of Florida. It has grown from a small settlement of 300 pioneers in 1901 to a vibrant community of over 50,000 residents, spanning approximately 31 miles.

Despite being designated as a disadvantaged community, Fort Pierce is a diverse and close-knit area that values both its rich heritage and future potential. We are undergoing tremendous growth including major development projects on our eastern, waterfront and western, highway confluence territories. With this growth, we are experiencing an influx of new owners not only as residents in St. Lucie County but also tourists looking to visit our beautiful city and waterfront properties.

This project will also provide access to EV Infrastructure throughout various neighborhoods in our community, including all public schools, our local State College, a regional hospital and trauma center, and key business centers identified for their proximity to major roadways and bridges, designed to reduce charger anxiety and improve access for EV owners.

We appreciate your consideration and value the opportunity to bring grant funding to modernize our infrastructure and accommodate EV owners.

Sincerely,

Linda Hudson
Mayor

City Commission Regular Meeting - 5:05 pm **12. a.**

Meeting Date: 08/19/2024

Re: Legislative Hearing - Ordinance 24-023 - City Initiated Annexation 4105 Mariah Cir

Submitted For: Kev Freeman, Planning Director, Planning Department

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SUBJECT:

Legislative Hearing - Ordinance 24-023 - City Initiated Annexation of one (1) parcel owned by KG Concrete & Development LLC located at or near 4105 Mariah Cir. Parcel ID#:2407-114-0002-000-9 - SECOND READING

SUMMARY:

This parcel is subject to a utility agreement with the City of Fort Pierce, and Fort Pierce Utility Authority. The agreement provides for the annexation of the subject property at the time that it becomes contiguous with the City limits.

The annexation agreements bind subsequent heirs, successors or assigns, to annex into the City limits once the condition to annex has been met. That condition has recently been met.

The Current Zoning and Future Land Use of the property will not be amended at this time and will remain as designated/categorized by St. Lucie County.

RECOMMENDATION:

Staff recommends APPROVAL of the City Initiated Annexation.

ALTERNATIVES:

1. Modified Approval.

or

2. Disapproval.

RESPONSIBLE STAFF:

Kev Freeman, Planning Director

COORDINATED WITH:

City Attorney
Planning Board

Fiscal Impact

Budgeted Y/N: N

Fiscal Year: 2025

OTHER INFORMATION:
Additional property tax revenue

Attachments

Staff Presentation
Draft Ordinance
FPUA Agreement
Business Impact
Public Notification Certification
RLS
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	07/06/2024 11:50 AM
City Manager	Nick Mimms	07/22/2024 09:44 AM

Form Started By: Kev Freeman
Started On: 07/05/2024 09:28 AM
Final Approval Date: 08/12/2024

CITY OF FORT PIERCE

CITY COMMISSION

AUGUST 5th ,2024

CITY INITIATED ANNEXATIONS

1

SUMMARY

Seven (7) properties are subject to existing utility agreements with the City of Fort Pierce, and Fort Pierce Utility Authority.

The agreement provides for the annexation of the subject property at the time that the subject property becomes contiguous with the City limit.

The annexation agreements bind subsequent heirs, successors, or assigns to annex voluntarily into the City limits once the condition to annex has been met. That condition has recently been met for these lots or will subsequently be met because of the proposed sequence of processing of the annexations.

2

SEQ	ORD #	SITE ADDRESS	OWNER	PARCEL ID	AREA (Ac)	FLU	ZONING	LEGAL
1	24-023	4105 Mariah Cir	KG Concrete & Development LLC	2407-114-0002-000-9	2.8	IND	IL	07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)
2	24-024	4106 Mariah Cir	Lawn Chair Properties LLC	2407-111-0001-000-3	1.99	IND	IL	7 35 40 E 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4-LESS N 355 FT AND LESS E 45 FT CANAL R/W AND LESS AVENUE D R/W- (1.99 AC) (OR 4006-2199)
3	24-025	4075 Virginia Ave	Unity Three Office Bldg LLC	2420-602-0013-000-8	0.47	COM	CG	PINEHURST S/D BLK 2 S 6.5 FT OF LOT 2, ALL LOT 3 AND S 40.93 FT OF LOT 9 AND THAT PART OF LOTS 6, 7 AND 8 MPDAF: BEG NW COR LOT 6, RUN E ALG N LI LOTS 6, 7 AND 8 TO NE COR LOT 8, TH S 33.2 FT, TH W TO A PT ON W LI OF LOT 6, 38.11 FT S OF NW COR OF LOT 6, TH N 38.11 FT TO POB AND W 1/2 VAC S 40 ST ADJ ON E AS IN OR 294-1872 AND OR 468-369 (0.47 AC) LESS FOR SR 70 AS IN OR 787-57. (OR 3034-556)
4	24-026	2304 S 41st Street	Unity Three Office Bldg LLC	2420-602-0016-000-9	0.3	COM	CG	PINEHURST S/D BLK 2 LOTS 4 AND 5 (0.30 AC) (OR 3674-2933)
5	24-027	4351 S 25th Street	Jose & Rosemary Torres	2432-414-0005-000-9	2.07	RS	AR-1	32 35 40 N 150 FT OF S 450 FT OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS E 40 FT FOR RD R/W AND LESS TO SLCAS IN OR 619-133- (2.07 AC) (OR 1549-1320)
6	24-028	4560 S 25th Street	Italian Castle Of The Treasure Coast LLC	2433-333-0001-000-6	20.06	RS & P/F	RF & I & AR-1	33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT,TH N 00 14 50 W 0.03 FT,TH N 00 02 57 E 77.97 FRT TO POB,TH CONT N 00 02 57 W 442.78 FT,TH N 89 42 06 EF 30.33 FT,TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102,TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)
7	24-029	4120 Selvitz	Accurate Septic Holdings LLC	2432-233-0001-000-6	1.68	IND	IH	32 35 40 N 200 FT OF S 653.50 FT OF E 365 FT OF W 415 FT OF SW 1/4 OF NW 1/4 (1.68 AC) (OR 2454-1199)

3

SUMMARY

The Current Zoning and Future Land Use of the properties will not be amended at this time and will remain as designated/categorized by St. Lucie County.

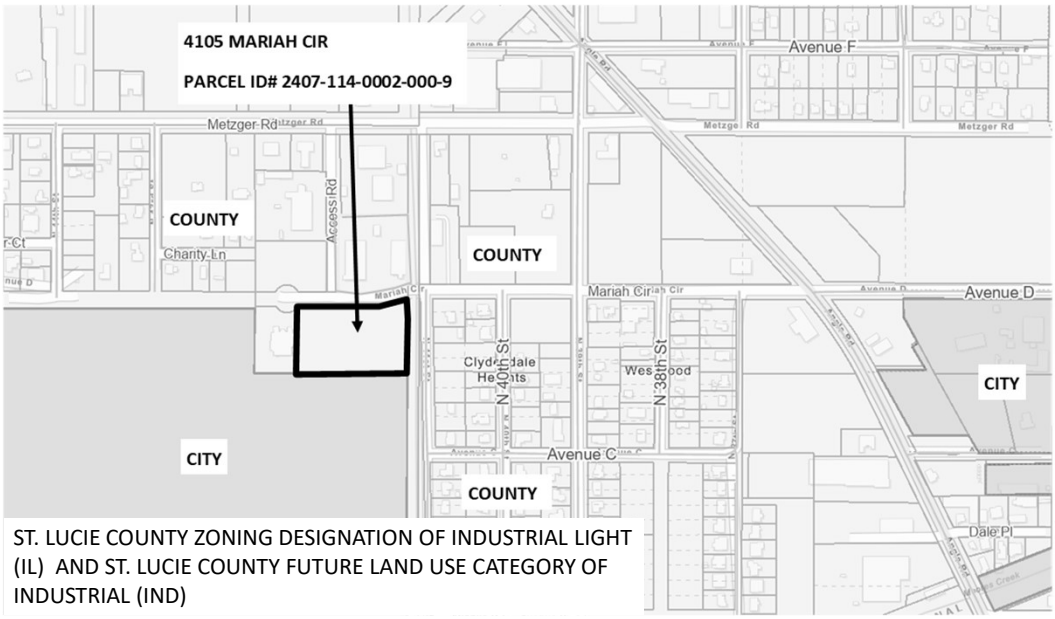
The annexations will be processed through seven (7) ordinances being dealt with in a sequence to meet with State Statute requirement for contiguity.

CITY INITIATED ANNEXATIONS

4

SEQ	ORD #	SITE ADDRESS	OWNER	PARCEL ID	AREA (Ac)	FLU	ZONING	LEGAL
1	24-023	4105 Mariah Cir	KG Concrete & Development LLC	2407-114-0002-000-9	2.8	IND	IL	07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)
2	24-024	4106 Mariah Cir	Lawn Chair Properties LLC	2407-111-0001-000-3	1.99	IND	IL	7 35 40 E 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4-LESS N 355 FT AND LESS E 45 FT CANAL R/W AND LESS AVENUE D R/W- (1.99 AC) (OR 4006-2199)
3	24-025	4075 Virginia Ave	Unity Three Office Bldg LLC	2420-602-0013-000-8	0.47	COM	CG	PINEHURST S/D BLK 2 S 6.5 FT OF LOT 2, ALL LOT 3 AND S 40.93 FT OF LOT 9 AND THAT PART OF LOTS 6, 7 AND 8 MPDAF: BEG NW COR LOT 6, RUN E ALG N LI LOTS 6, 7 AND 8 TO NE COR LOT 8, TH S 33.2 FT, TH W TO A PT ON W LI OF LOT 6, 38.11 FT S OF NW COR OF LOT 6, TH N 38.11 FT TO POB AND W 1/2 VAC S 40 ST ADJ ON E AS IN OR 294-1872 AND OR 468-369 (0.47 AC) LESS FOR SR 70 AS IN OR 787-57. (OR 3034-556)
4	24-026	2304 S 41st Street	Unity Three Office Bldg LLC	2420-602-0016-000-9	0.3	COM	CG	PINEHURST S/D BLK 2 LOTS 4 AND 5 (0.30 AC) (OR 3674-2933)
5	24-027	4351 S 25th Street	Jose & Rosemary Torres	2432-414-0005-000-9	2.07	RS	AR-1	32 35 40 N 150 FT OF S 450 FT OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS E 40 FT FOR RD R/W AND LESS TO SLCAS IN OR 619-133- (2.07 AC) (OR 1549-1320)
6	24-028	4560 S 25th Street	Italian Castle Of The Treasure Coast LLC	2433-333-0001-000-6	20.06	RS & P/F	RF & I & AR-1	33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT,TH N 00 14 50 W 0.03 FT,TH N 00 02 57 E 77.97 FRT TO POB,TH CONT N 00 02 57 W 442.78 FT,TH N 89 42 06 EF 30.33 FT,TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102,TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)
7	24-029	4120 Selvitz	Accurate Septic Holdings LLC	2432-233-0001-000-6	1.68	IND	IH	32 35 40 N 200 FT OF S 653.50 FT OF E 365 FT OF W 415 FT OF SW 1/4 OF NW 1/4 (1.68 AC) (OR 2454-1199)

5



ST. LUCIE COUNTY ZONING DESIGNATION OF INDUSTRIAL LIGHT (IL) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF INDUSTRIAL (IND)

CITY INITIATED ANNEXATIONS

6

RECOMMENDATION

Staff recommend APPROVAL for the proposed ANNEXATION of 4105 MARIAH CIR.

ALTERNATIVE RECOMMENDATION

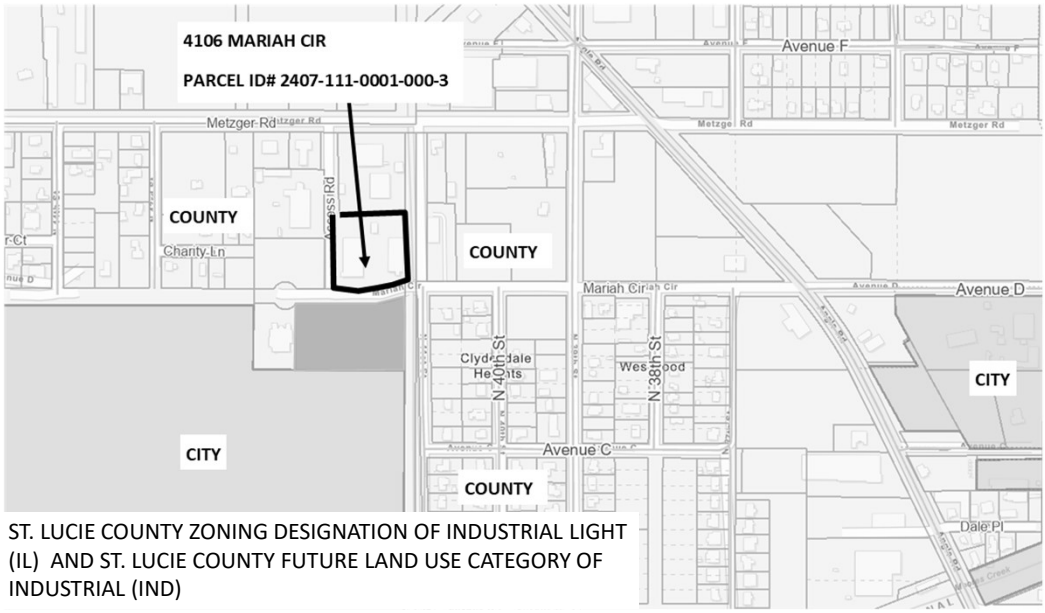
1. Recommend Modified Approval.
or
2. Recommend Disapproval.

CITY INITIATED ANNEXATIONS

7

SEQ	ORD #	SITE ADDRESS	OWNER	PARCEL ID	AREA (Ac)	FLU	ZONING	LEGAL
1	24-023	4105 Mariah Cir	KG Concrete & Development LLC	2407-114-0002-000-9	2.8	IND	IL	07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)
2	24-024	4106 Mariah Cir	Lawn Chair Properties LLC	2407-111-0001-000-3	1.99	IND	IL	7 35 40 E 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4-LESS N 355 FT AND LESS E 45 FT CANAL R/W AND LESS AVENUE D R/W- (1.99 AC) (OR 4006-2199)
3	24-025	4075 Virginia Ave	Unity Three Office Bldg LLC	2420-602-0013-000-8	0.47	COM	CG	PINEHURST S/D BLK 2 S 6.5 FT OF LOT 2, ALL LOT 3 AND S 40.93 FT OF LOT 9 AND THAT PART OF LOTS 6, 7 AND 8 MPDAF: BEG NW COR LOT 6, RUN E ALG N LI LOTS 6, 7 AND 8 TO NE COR LOT 8, TH S 33.2 FT, TH W TO A PT ON W LI OF LOT 6, 38.11 FT S OF NW COR OF LOT 6, TH N 38.11 FT TO POB AND W 1/2 VAC S 40 ST ADJ ON E AS IN OR 294-1872 AND OR 468-369 (0.47 AC) LESS FOR SR 70 AS IN OR 787-57. (OR 3034-556)
4	24-026	2304 S 41st Street	Unity Three Office Bldg LLC	2420-602-0016-000-9	0.3	COM	CG	PINEHURST S/D BLK 2 LOTS 4 AND 5 (0.30 AC) (OR 3674-2933)
5	24-027	4351 S 25th Street	Jose & Rosemary Torres	2432-414-0005-000-9	2.07	RS	AR-1	32 35 40 N 150 FT OF S 450 FT OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS E 40 FT FOR RD R/W AND LESS TO SLCAS IN OR 619-133- (2.07 AC) (OR 1549-1320)
6	24-028	4560 S 25th Street	Italian Castle Of The Treasure Coast LLC	2433-333-0001-000-6	20.06	RS & P/F	RF & I & AR-1	33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT,TH N 00 14 50 W 0.03 FT,TH N 00 02 57 E 77.97 FRT TO POB,TH CONT N 00 02 57 W 442.78 FT,TH N 89 42 06 EF 30.33 FT,TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102,TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)
7	24-029	4120 Selvitz	Accurate Septic Holdings LLC	2432-233-0001-000-6	1.68	IND	IH	32 35 40 N 200 FT OF S 653.50 FT OF E 365 FT OF W 415 FT OF SW 1/4 OF NW 1/4 (1.68 AC) (OR 2454-1199)

8



ST. LUCIE COUNTY ZONING DESIGNATION OF INDUSTRIAL LIGHT (IL) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF INDUSTRIAL (IND)

RECOMMENDATION

Staff recommend APPROVAL for the proposed ANNEXATION of 4106 MARIAH CIR.

ALTERNATIVE RECOMMENDATION

1. Modified Approval.
or
2. Disapproval.

SEQ	ORD #	SITE ADDRESS	OWNER	PARCEL ID	AREA (Ac)	FLU	ZONING	LEGAL
1	24-023	4105 Mariah Cir	KG Concrete & Development LLC	2407-114-0002-000-9	2.8	IND	IL	07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)
2	24-024	4106 Mariah Cir	Lawn Chair Properties LLC	2407-111-0001-000-3	1.99	IND	IL	7 35 40 E 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4-LESS N 355 FT AND LESS E 45 FT CANAL R/W AND LESS AVENUE D R/W- (1.99 AC) (OR 4006-2199)
3	24-025	4075 Virginia Ave	Unity Three Office Bldg LLC	2420-602-0013-000-8	0.47	COM	CG	PINEHURST S/D BLK 2 S 6.5 FT OF LOT 2, ALL LOT 3 AND S 40.93 FT OF LOT 9 AND THAT PART OF LOTS 6, 7 AND 8 MPDAF: BEG NW COR LOT 6, RUN E ALG N LI LOTS 6, 7 AND 8 TO NE COR LOT 8, TH S 33.2 FT, TH W TO A PT ON W LI OF LOT 6, 38.11 FT S OF NW COR OF LOT 6, TH N 38.11 FT TO POB AND W 1/2 VAC S 40 ST ADJ ON E AS IN OR 294-1872 AND OR 468-369 (0.47 AC) LESS FOR SR 70 AS IN OR 787-57. (OR 3034-556)
4	24-026	2304 S 41st Street	Unity Three Office Bldg LLC	2420-602-0016-000-9	0.3	COM	CG	PINEHURST S/D BLK 2 LOTS 4 AND 5 (0.30 AC) (OR 3674-2933)
5	24-027	4351 S 25th Street	Jose & Rosemary Torres	2432-414-0005-000-9	2.07	RS	AR-1	32 35 40 N 150 FT OF S 450 FT OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS E 40 FT FOR RD R/W AND LESS TO SLCAS IN OR 619-133- (2.07 AC) (OR 1549-1320)
6	24-028	4560 S 25th Street	Italian Castle Of The Treasure Coast LLC	2433-333-0001-000-6	20.06	RS & P/F	RF & I & AR-1	33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT,TH N 00 14 50 W 0.03 FT,TH N 00 02 57 E 77.97 FRT TO POB,TH CONT N 00 02 57 W 442.78 FT,TH N 89 42 06 EF 30.33 FT,TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102,TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)
7	24-029	4120 Selvitz	Accurate Septic Holdings LLC	2432-233-0001-000-6	1.68	IND	IH	32 35 40 N 200 FT OF S 653.50 FT OF E 365 FT OF W 415 FT OF SW 1/4 OF NW 1/4 (1.68 AC) (OR 2454-1199)

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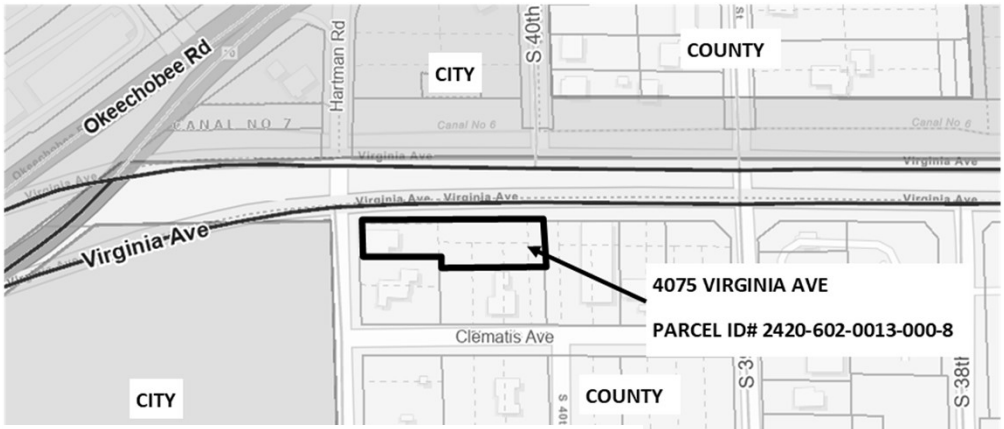

ST. LUCIE COUNTY ZONING DESIGNATION OF COMMERCIAL GENERAL (CG) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF COMMERCIAL (COM)

CITY INITIATED ANNEXATIONS

12

RECOMMENDATION

Staff recommend APPROVAL for the proposed ANNEXATION of 4075 VIRGINIA.

ALTERNATIVE RECOMMENDATION

1. Modified Approval.

or

2. Disapproval.

CITY INITIATED ANNEXATIONS

13

SEQ	ORD #	SITE ADDRESS	OWNER	PARCEL ID	AREA (Ac)	FLU	ZONING	LEGAL
1	24-023	4105 Mariah Cir	KG Concrete & Development LLC	2407-114-0002-000-9	2.8	IND	IL	07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)
2	24-024	4106 Mariah Cir	Lawn Chair Properties LLC	2407-111-0001-000-3	1.99	IND	IL	7 35 40 E 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4-LESS N 355 FT AND LESS E 45 FT CANAL R/W AND LESS AVENUE D R/W- (1.99 AC) (OR 4006-2199)
3	24-025	4075 Virginia Ave	Unity Three Office Bldg LLC	2420-602-0013-000-8	0.47	COM	CG	PINEHURST S/D BLK 2 S 6.5 FT OF LOT 2, ALL LOT 3 AND S 40.93 FT OF LOT 9 AND THAT PART OF LOTS 6, 7 AND 8 MPDAF: BEG NW COR LOT 6, RUN E ALG N LI LOTS 6, 7 AND 8 TO NE COR LOT 8, TH S 33.2 FT, TH W TO A PT ON W LI OF LOT 6, 38.11 FT S OF NW COR OF LOT 6, TH N 38.11 FT TO POB AND W 1/2 VAC S 40 ST ADJ ON E AS IN OR 294-1872 AND OR 468-369 (0.47 AC) LESS FOR SR 70 AS IN OR 787-57. (OR 3034-556)
4	24-026	2304 S 41st Street	Unity Three Office Bldg LLC	2420-602-0016-000-9	0.3	COM	CG	PINEHURST S/D BLK 2 LOTS 4 AND 5 (0.30 AC) (OR 3674-2933)
5	24-027	4351 S 25th Street	Jose & Rosemary Torres	2432-414-0005-000-9	2.07	RS	AR-1	32 35 40 N 150 FT OF S 450 FT OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS E 40 FT FOR RD R/W AND LESS TO SLCAS IN OR 619-133- (2.07 AC) (OR 1549-1320)
6	24-028	4560 S 25th Street	Italian Castle Of The Treasure Coast LLC	2433-333-0001-000-6	20.06	RS & P/F	RF & I & AR-1	33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT,TH N 00 14 50 W 0.03 FT,TH N 00 02 57 E 77.97 FRT TO POB,TH CONT N 00 02 57 W 442.78 FT,TH N 89 42 06 EF 30.33 FT,TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102,TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)
7	24-029	4120 Selvitz	Accurate Septic Holdings LLC	2432-233-0001-000-6	1.68	IND	IH	32 35 40 N 200 FT OF S 653.50 FT OF E 365 FT OF W 415 FT OF SW 1/4 OF NW 1/4 (1.68 AC) (OR 2454-1199)

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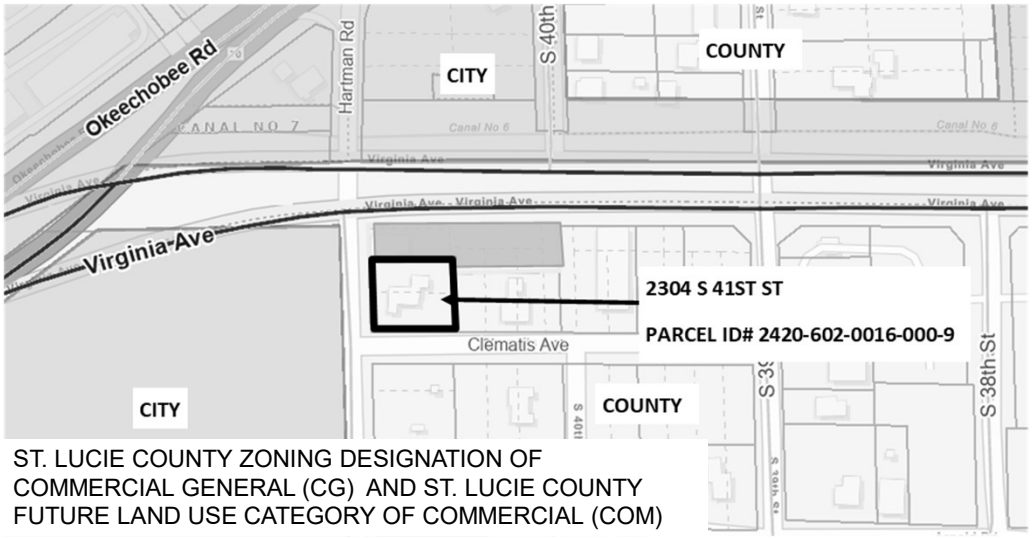

ST. LUCIE COUNTY ZONING DESIGNATION OF COMMERCIAL GENERAL (CG) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF COMMERCIAL (COM)

15

RECOMMENDATION

Staff recommend APPROVAL for the proposed ANNEXATION of 2304 S 41st.

ALTERNATIVE RECOMMENDATION

1. Modified Approval.
or
2. Disapproval.

16

SEQ	ORD #	SITE ADDRESS	OWNER	PARCEL ID	AREA (Ac)	FLU	ZONING	LEGAL
1	24-023	4105 Mariah Cir	KG Concrete & Development LLC	2407-114-0002-000-9	2.8	IND	IL	07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)
2	24-024	4106 Mariah Cir	Lawn Chair Properties LLC	2407-111-0001-000-3	1.99	IND	IL	7 35 40 E 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4-LESS N 355 FT AND LESS E 45 FT CANAL R/W AND LESS AVENUE D R/W- (1.99 AC) (OR 4006-2199)
3	24-025	4075 Virginia Ave	Unity Three Office Bldg LLC	2420-602-0013-000-8	0.47	COM	CG	PINEHURST S/D BLK 2 S 6.5 FT OF LOT 2, ALL LOT 3 AND S 40.93 FT OF LOT 9 AND THAT PART OF LOTS 6, 7 AND 8 MPDAF: BEG NW COR LOT 6, RUN E ALG N LI LOTS 6, 7 AND 8 TO NE COR LOT 8, TH S 33.2 FT, TH W TO A PT ON W LI OF LOT 6, 38.11 FT S OF NW COR OF LOT 6, TH N 38.11 FT TO POB AND W 1/2 VAC S 40 ST ADJ ON E AS IN OR 294-1872 AND OR 468-369 (0.47 AC) LESS FOR SR 70 AS IN OR 787-57. (OR 3034-556)
4	24-026	2304 S 41st Street	Unity Three Office Bldg LLC	2420-602-0016-000-9	0.3	COM	CG	PINEHURST S/D BLK 2 LOTS 4 AND 5 (0.30 AC) (OR 3674-2933)
5	24-027	4351 S 25th Street	Jose & Rosemary Torres	2432-414-0005-000-9	2.07	RS	AR-1	32 35 40 N 150 FT OF S 450 FT OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS E 40 FT FOR RD R/W AND LESS TO SLCAS IN OR 619-133- (2.07 AC) (OR 1549-1320)
6	24-028	4560 S 25th Street	Italian Castle Of The Treasure Coast LLC	2433-333-0001-000-6	20.06	RS & P/F	RF & I & AR-1	33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT,TH N 00 14 50 W 0.03 FT,TH N 00 02 57 E 77.97 FRT TO POB,TH CONT N 00 02 57 W 442.78 FT,TH N 89 42 06 EF 30.33 FT,TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102,TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)
7	24-029	4120 Selvitz	Accurate Septic Holdings LLC	2432-233-0001-000-6	1.68	IND	IH	32 35 40 N 200 FT OF S 653.50 FT OF E 365 FT OF W 415 FT OF SW 1/4 OF NW 1/4 (1.68 AC) (OR 2454-1199)

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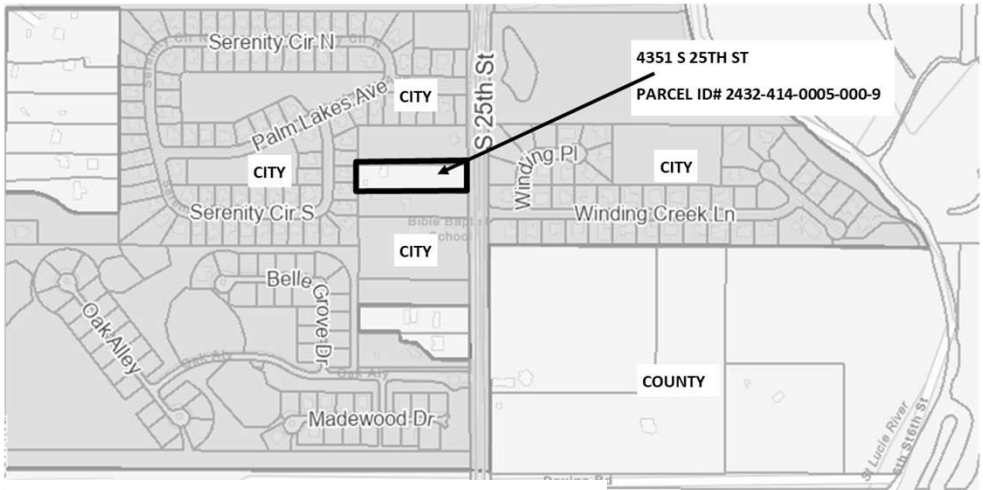

ST. LUCIE COUNTY ZONING DESIGNATION OF AGRICULTURAL-1 (AR-1) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF RESIDENTIAL SUBURBAN (RS)

CITY INITIATED ANNEXATIONS

18

RECOMMENDATION

Staff recommend APPROVAL for the proposed ANNEXATION of 4351 S 25th.

ALTERNATIVE RECOMMENDATION

1. Modified Approval.
or
2. Disapproval.

CITY INITIATED ANNEXATIONS

19

SEQ	ORD #	SITE ADDRESS	OWNER	PARCEL ID	AREA (Ac)	FLU	ZONING	LEGAL
1	24-023	4105 Mariah Cir	KG Concrete & Development LLC	2407-114-0002-000-9	2.8	IND	IL	07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)
2	24-024	4106 Mariah Cir	Lawn Chair Properties LLC	2407-111-0001-000-3	1.99	IND	IL	7 35 40 E 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4-LESS N 355 FT AND LESS E 45 FT CANAL R/W AND LESS AVENUE D R/W- (1.99 AC) (OR 4006-2199)
3	24-025	4075 Virginia Ave	Unity Three Office Bldg LLC	2420-602-0013-000-8	0.47	COM	CG	PINEHURST S/D BLK 2 S 6.5 FT OF LOT 2, ALL LOT 3 AND S 40.93 FT OF LOT 9 AND THAT PART OF LOTS 6, 7 AND 8 MPDAF: BEG NW COR LOT 6, RUN E ALG N LI LOTS 6, 7 AND 8 TO NE COR LOT 8, TH S 33.2 FT, TH W TO A PT ON W LI OF LOT 6, 38.11 FT S OF NW COR OF LOT 6, TH N 38.11 FT TO POB AND W 1/2 VAC S 40 ST ADJ ON E AS IN OR 294-1872 AND OR 468-369 (0.47 AC) LESS FOR SR 70 AS IN OR 787-57. (OR 3034-556)
4	24-026	2304 S 41st Street	Unity Three Office Bldg LLC	2420-602-0016-000-9	0.3	COM	CG	PINEHURST S/D BLK 2 LOTS 4 AND 5 (0.30 AC) (OR 3674-2933)
5	24-027	4351 S 25th Street	Jose & Rosemary Torres	2432-414-0005-000-9	2.07	RS	AR-1	32 35 40 N 150 FT OF S 450 FT OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS E 40 FT FOR RD R/W AND LESS TO SLCAS IN OR 619-133- (2.07 AC) (OR 1549-1320)
6	24-028	4560 S 25th Street	Italian Castle Of The Treasure Coast LLC	2433-333-0001-000-6	20.06	RS & P/F	RF & I & AR-1	33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT,TH N 00 14 50 W 0.03 FT,TH N 00 02 57 E 77.97 FRT TO POB,TH CONT N 00 02 57 W 442.78 FT,TH N 89 42 06 EF 30.33 FT,TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102,TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)
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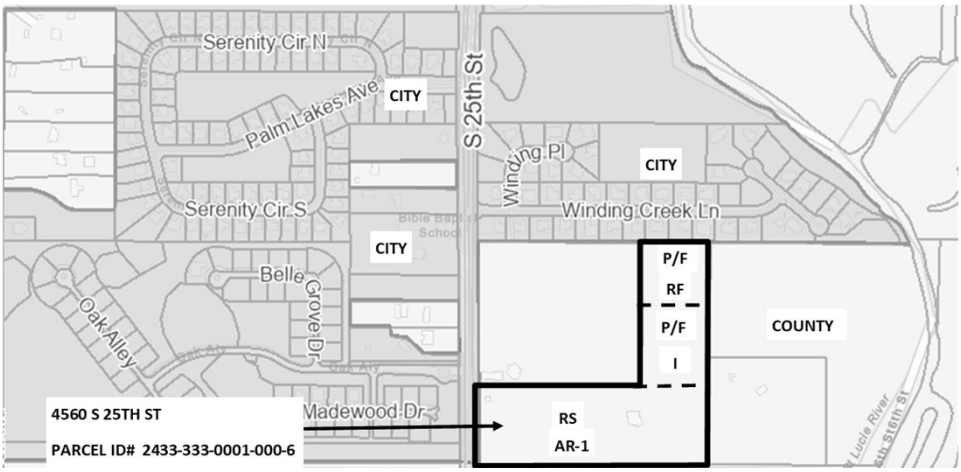

ST. LUCIE COUNTY ZONING DESIGNATIONS OF AGRICULTURAL-1 (AR-1) AND RELIGIOUS FACILITIES (RF) AND INSTITUTIONAL (I) AND THE ST. LUCIE COUNTY FUTURE LAND USE CATEGORIES OF PUBLIC FACILITIES (P/F) AND RESIDENTIAL SUBURBAN (RS)

RECOMMENDATION

Staff recommend APPROVAL for the proposed ANNEXATION of 4560 S 25th ST.

ALTERNATIVE RECOMMENDATION

1. Modified Approval.
or
2. Disapproval.

SEQ	ORD #	SITE ADDRESS	OWNER	PARCEL ID	AREA (Ac)	FLU	ZONING	LEGAL
1	24-023	4105 Mariah Cir	KG Concrete & Development LLC	2407-114-0002-000-9	2.8	IND	IL	07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)
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7	24-029	4120 Selvitz	Accurate Septic Holdings LLC	2432-233-0001-000-6	1.68	IND	IH	32 35 40 N 200 FT OF S 653.50 FT OF E 365 FT OF W 415 FT OF SW 1/4 OF NW 1/4 (1.68 AC) (OR 2454-1199)

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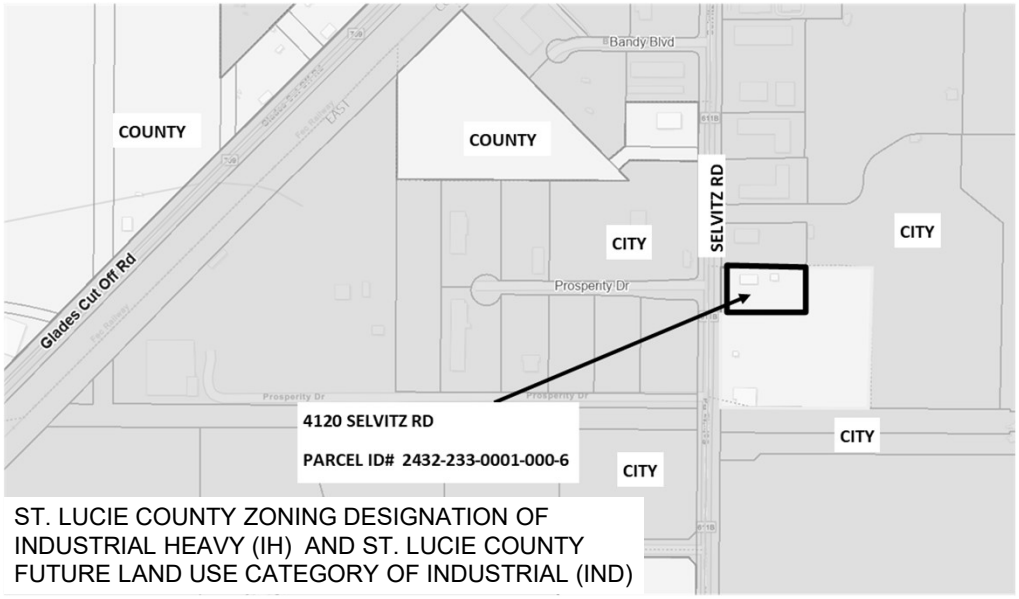


ST. LUCIE COUNTY ZONING DESIGNATION OF INDUSTRIAL HEAVY (IH) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF INDUSTRIAL (IND)

CITY INITIATED ANNEXATIONS

24

RECOMMENDATION

Staff recommend APPROVAL for the proposed ANNEXATION of 4120 SELVITZ RD.

ALTERNATIVE RECOMMENDATION

1. Modified Approval.
or
2. Disapproval.

ORDINANCE NO. 24-023

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4105 MARIAH CIR IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF INDUSTRIAL LIGHT (IL) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF INDUSTRIAL (IND); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Part I, Chapter 171, Florida Statutes, sets forth a procedure for Municipal Annexation; and

WHEREAS, in accordance with Chapter 171.044 F.S., the owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may apply to the governing body of said municipality to have said property be annexed to the municipality; and

WHEREAS, the owners have entered an Annexation Agreement **Exhibit "A"** with the Fort Pierce Utilities Authority which grants in consideration of water service and/or sewer service to the subject property that such agreement is considered as a voluntary application for annexation into the City of Fort Pierce; and

WHEREAS, the Annexation Agreement bears the signature(s) of current and/or former owner(s) of property in the area proposed to be annexed; and

WHEREAS, the Grantor identified in each Fort Pierce Utilities Authority Annexation Agreement represents themselves, their heirs, successors, and assigns in regard to the subject property and also waives any and all objection to annexation of the property; and

WHEREAS, the estimated population of the annexation is 0; and

WHEREAS, the City of Fort Pierce Planning Board, at their May 13th, 2024, meeting, voted 6 to 0 to recommend approval of the request; and

WHEREAS, in accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department has provided notice of this annexation by mail to the St. Lucie County Administrator's Office on July 2nd, 2024, no fewer than thirty (30) days prior to the first reading of this annexation by the City Commission of the City of Fort Pierce, Florida; and

WHEREAS, in accordance with Chapter 171.044(6) of the Florida Statutes, the City Planning Department has provided notice of this annexation, via certified mail, to the

St. Lucie County Board of County Commissioners on July 8th, 2024, no fewer than ten (10) days prior to publishing or posting the ordinance notice.

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. The territorial limits of the City of Fort Pierce, Florida, are hereby extended, as depicted, together with legal description on **Exhibit "B,"** attached hereto and incorporated herein; and annexed into the City.

Parcel ID: 2407-114-0002-000-9

LEGAL DESCRIPTION:
07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)

Containing 2.80 acres, more or less

Said property containing approximately 2.80 acres and being generally located at 4105 Mariah Circle, Fort Pierce, FL 34947.

SECTION 2. The subject property shall retain the existing St. Lucie County Zoning designation of Industrial Light (IL) and the existing St. Lucie County Future Land Use category of Industrial (IND).

SECTION 3. That the St. Lucie County Property Appraiser and the St. Lucie County Tax Collector are directed to place upon and add to the assessment roll, and to collect taxes on the land described in Exhibit "B" hereof as of January 1, 2025, and subsequent years, and to enter the same at such valuation that it will bear an equal and just proportion of taxes as of that date and subsequent years. The property tax classifications and exemptions currently in effect upon and applied to the land described in Exhibit "B" shall not be affected by this Ordinance, so long as the classifications and exemptions are consistent with the standards set forth by the Saint Lucie County Property Appraiser. Nothing in this Ordinance is intended to, or shall be construed as, a revocation or abrogation of the land's current Saint Lucie County Property Appraiser's tax classifications and exemptions.

SECTION 4. That in accordance with Chapter 171.044(3), this Ordinance shall be filed with clerk of the circuit court, the chief administrative officer of St. Lucie County, and the Department of State within seven (7) days after adoption.

SECTION 5. That in accordance with Chapter 171.091, any change in the City boundaries through annexation shall revise the charter boundary article and shall be filed as a revision of the charter with the Department of State within thirty (30) days; and a copy of such revision shall be submitted to the Office of Economic and Demographic Research along with a statement specifying the population census effect and the affected land area.

SECTION 6. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 7. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance, which shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 8. This Ordinance shall take effect immediately upon passage.

APPROVED AS TO
FORM AND CORRECTNESS:

_____
Sara Hedges ESQ.
City Attorney

STATE OF FLORIDA
COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 24-023 was duly advertised by title only in the St. Lucie News Tribune on July 21st, 2024; copy of said Ordinance was made available at the Office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on August 4th, 2024; and was duly introduced, read by title only, and passed on second and final reading on _____, 2024, by the City Commission of Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this _____ day of _____, 2024.

_____
Linda Hudson, Mayor

ATTEST:

_____
Linda W. Cox
City Clerk

(SEAL)

EXHIBIT "A"
FORT PIERCE UTILITIES ANNEXATION AGREEMENT (page 1 of 2)

This Instrument prepared by:
R.K. DAVIS
7285 SADDLEBROOK DR. - P.S.L. 34986
Property Appraiser Parcel Identification (Folio) Number(s):
2407-114-002-000/7

ANNEXATION AGREEMENT
INDIVIDUAL

To: DIRECTOR OF UTILITIES
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

4105 MARIAH CIRCLE - F.P.
Location Address
7285 SADDLEBROOK DR. - P.S.L. 34986
Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

SEE ATTACHED EXHIBIT A

THE ABOVE-DESCRIBED PROPERTY IS THE HOMESTEAD OF THE GRANTOR(S). IF NOT THE HOMESTEAD, THE

GRANTOR(S) RESIDE(S) AT 7285 SADDLEBROOK DR. FORT ST. LUCIE, FL 34986

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, WE hereunto set OUR hand(s) and seal this 21ST day of April 2003

Signed, sealed and delivered in our presence as witnesses:

Van Sowerby
Witness Signature
VAN SOWERBY
Printed Witness Signature

Lawrence K. Blandford
Witness Signature
LAWRENCE K. BLANDFORD
Printed Witness Signature

Richard K. Davis
Signature
RICHARD K. DAVIS
Printed Signature
7285 SADDLEBROOK
Address
FORT ST. LUCIE, FL 34986
City, State, Zip

Nancy B. Davis
Signature
NANCY B. DAVIS
Printed Signature
7285 SADDLEBROOK DR.
Address
FORT ST. LUCIE, FL. 34986
City, State, Zip

STATE OF Florida

COUNTY OF ST. LUCIE

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared RICHARD K. DAVIS & NANCY B. DAVIS, HIS WIFE known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that THEY executed the same, that I relied upon the following form(s) identification of the above-named person(s): Personally Known to me and that an oath was not taken.

RUBBER STAMP NOTARY SEAL

Van Sowerby
MY COMMISSION # DD015154 EXPIRES
June 6, 2005

Witness my hand and official Seal in the County and State last aforesaid this 21ST day of APRIL A.D. 2003

Van Sowerby
Notary Signature
VAN SOWERBY
Notary Printed Signature

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2213969 OR BOOK 1723 PAGE 2952
Recorded 06/04/03 10:59

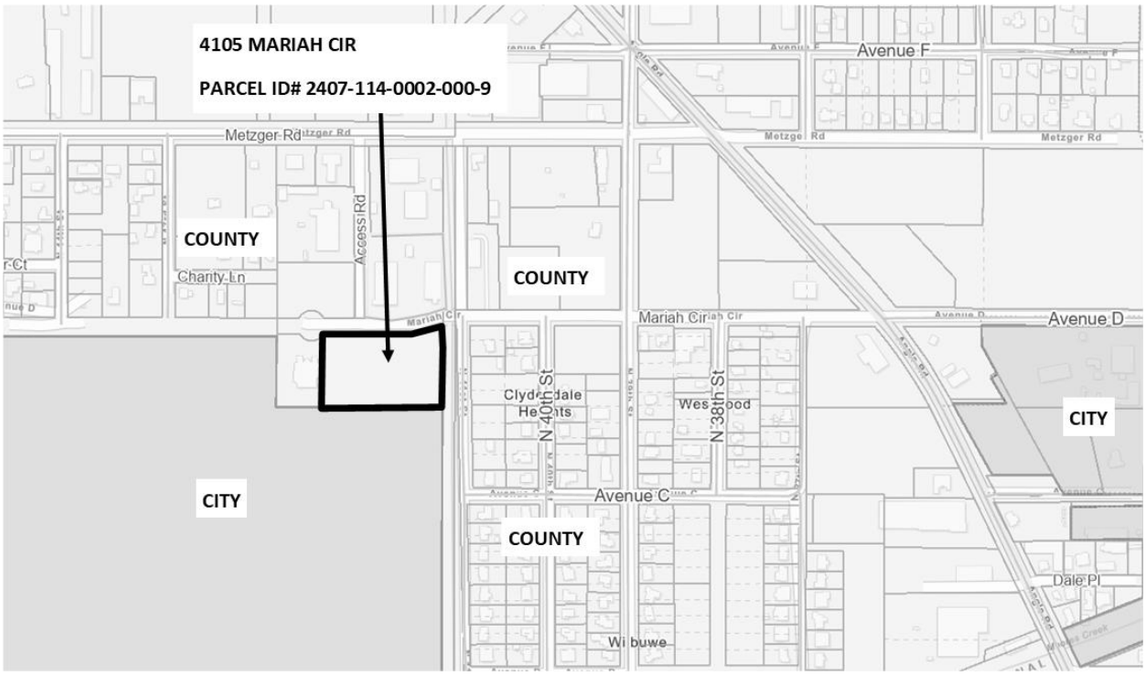
EXHIBIT "A"
FORT PIERCE UTILITIES ANNEXATION AGREEMENT (page 2 of 2)

EXHIBIT A

The North ½ of the SE ¼ of the NE ¼ of the NE ¼ of Section 7, Township 35 South, Range 40 East, EXCEPTING THEREFROM a 45-foot right-of-way for Canal No. 4; and the E ½ of the NE ¼ of the NE ¼ of the NE ¼ of Section 7, Township 35 South, Range 40 East, EXCEPTING THEREFROM a 25-foot right-of-way for Metzger Road and a 45-foot right-of-way for Canal No. 4, all being and lying in St. Lucie County, Florida.

OR BOOK 1725 PAGE 2583

EXHIBIT "B"
TERRITORIAL LIMITS AND LEGAL DESCRIPTION



LEGAL DESCRIPTION

07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)

This Instrument prepared by:

R.K. DAVIS
7885 SADDLEBROOK DR. - P.S.L. 34986

Property Appraisers Parcel Identification (Folio) Number(s):

2407-114-002-0009

ANNEXATION AGREEMENT
INDIVIDUAL

To: DIRECTOR OF UTILITIES
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

4105 MARIAH CIRCLE - E.P.
Location Address

7885 SADDLEBROOK DR. - P.S.L. 34986
Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

SEE ATTACHED EXHIBIT A

THE ABOVE-DESCRIBED PROPERTY IS THE HOMESTEAD OF THE GRANTOR(S). IF NOT THE HOMESTEAD, THE

GRANTOR(S) RESIDE(S) AT 7885 SADDLEBROOK DR. PORT ST. LUCIE, FL. 34986

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, WE hereunto set ~~OUR~~ hand(s) and seal this 21ST day of April, 2003 ~~2000~~.

Signed, sealed and delivered in our presence as witnesses:

Van Sowerby
Witness Signature
VAN SOWERBY
Printed Witness Signature

Lawrence K. Blandford
Witness Signature
LAWRENCE K. BLANDFORD
Printed Witness Signature

STATE OF Florida

COUNTY OF ST. LUCIE

Richard K. Davis
Signature
RICHARD K. DAVIS
Printed Signature
7885 SADDLEBROOK
Address
PORT ST. LUCIE, FL 34986
City, State, Zip

Nancy B. Davis
Signature
NANCY B. DAVIS
Printed Signature
7885 SADDLEBROOK DR.
Address
PORT ST. LUCIE, FL. 34986
City, State, Zip

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared RICHARD K. DAVIS & NANCY B. DAVIS, HIS WIFE known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that ~~HE~~ THEY executed the same, that I relied upon the following form(s) identification of the above-named person(s): (Personally Known to me) and that an oath was not taken.

RUBBER STAMP NOTARY SEAL

Van Sowerby
MY COMMISSION # DD031368 EXPIRES
June 4, 2005
BONDED THRU TROY FAIN INSURANCE, INC.

Witness my hand and official Seal in the County and State last Aforesaid this 21ST day of APRIL A.D. 2003 ~~2000~~

Van Sowerby
Notary Signature

VAN SOWERBY
Notary Printed Signature

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2213869 OR BOOK 1725 PAGE 2582
Recorded:06/04/03 10:58

EXHIBIT A

The North ½ of the SE ¼ of the NE ¼ of the NE ¼ of Section 7, Township 35 South, Range 40 East, EXCEPTING THEREFROM a 45-foot right-of-way for Canal No. 4; and the E ½ of the NE ¼ of the NE ¼ of the NE ¼ of Section 7, Township 35 South, Range 40 East, EXCEPTING THEREFROM a 25-foot right-of-way for Metzger Road and a 45-foot right-of-way for Canal No. 4, all being and lying in St. Lucie County, Florida.

BUSINESS IMPACT ESTIMATE

SUBMITTED BY:

SUBJECT:

---

1. Summary of the proposed ordinance, including a statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the municipality.

2. Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City:

   a. Estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted.

   b. Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.

   c. An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

3. A good faith estimate of the number of businesses likely to be impacted by the ordinance.

4. Any additional information the Commission may find useful.

As approved as part of SB170 and effective October 1, 2023, pursuant to Section 166.041(4), Florida Statutes, the City is required to prepare a business impact estimate prior to enacting an ordinance, subject to exemptions noted in the Law.

This does not apply to the following types of ordinances:

1. Ordinances required for compliance with federal or state law or regulation;
2. Ordinances relating to the issuance or refinancing of debt;
3. Ordinances relating to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
4. Ordinances required to implement a contract or an agreement, including, but not limited to, any federal, state, local, or private grant, or other financial assistance accepted by a municipal government;
5. Emergency ordinances;
6. Ordinances relating to procurement; or
7. Ordinances enacted to implement the following:
    a. Part II of chapter 163, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements, and development permits;
    b. Sections 190.005 and 190.046; 351
    c. Section 553.73, relating to the Florida Building Code; or
    d. Section 633.202, relating to the Florida Fire Prevention Code.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Legislative Hearing - Ordinance 24-023 - City Initiated Annexation 4105 Mariah Cir

NOTICES PROVIDED PURSUANT TO: City Code Section 125-37 of the Code of Ordinances of the City of Fort Pierce and Chapter 171 of Florida State Statutes.

NOTICE BY NEWSPAPER: July 21st, 2024, **and,** August 4th, 2024.

NOTICE BY MAIL: July 2nd, 2024

NOTICE BY SIGNS: N/A

VERIFIED BY: Kev Freeman

TITLE: Planning Director

SIGNATURE:

DATE: July 7th, 2024

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE
Florida

TO: Kev Freeman, Planning Director

FROM: Sara Hedges, City Attorney SH

RE: Voluntary Annexation (City-FPUA) at 4105 Mariah Cir

CAO RLS FILE: RLS 24-219

DATE: June 7, 2024

I have reviewed the above Request for Legal Services (RLS). I have made suggested changes to the Ordinance, mostly to make this Ordinance consistent in template to recent annexation ordinances. Please incorporate these changes into your template. The Ordinance has been uploaded in a Track Changes Version and a Clean Copy Version, with the suggested changes included. The Clean Copy Version is approved as to form and correctness. You will need to include the information in the blanks prior to presentation to the City Commission.

If you have any questions, please do not hesitate to contact this Office via phone or e-mail.

Thank you.
SH/mm

LocaliQ
Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Linda Cox
Accounts Payable Dept
City Of Fort Pierce Legals
Po Box 1480
Fort Pierce FL 34954-1480

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Main Legal CLEGL, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

07/21/2024, 08/04/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/04/2024

Legal Clerk

Notary, State of WI, County of Brown

3.7.29

My commission expires

Publication Cost:	$1691.60
Tax Amount:	$0.00
Payment Cost:	$1691.60
Order No:	10380266
Customer No:	1126026
PO #:	

# of Copies:
1

THIS IS NOT AN INVOICE!

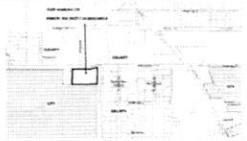
Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

CITY OF FORT PIERCE
NOTICE OF PROPOSED ANNEXATION

The City Commission of the City of Fort Pierce, Florida, pursuant to Chapter 171 of Florida State Statutes, and of the Code of Ordinances of the City of Fort Pierce, will hold Public Hearings, on Monday August 5, 2024, at 5:05 p.m. and on Monday August 19, 2024, at 5:05 p.m. for the enactment of the following proposed annexation ordinance, in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida; said ordinances entitled:

ORDINANCE NO. 24-023 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4195 MARIAH CIR IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF INDUSTRIAL LIGHT (IL) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF INDUSTRIAL (IND); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

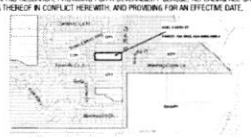


ORDINANCE NO. 24-024 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4106 MARIAH CIR IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF INDUSTRIAL LIGHT (IL) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF INDUSTRIAL (IND); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

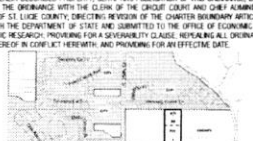
ORDINANCE NO. 24-025 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4675 VIRGINIA AVE IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF COMMERCIAL GENERAL (CG) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF COMMERCIAL (COM); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 24-026 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 2304 SOUTH 41ST STREET IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF COMMERCIAL GENERAL (CG) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF COMMERCIAL (COM); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 24-027 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4351 SOUTH 25TH STREET IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF AGRICULTURAL-1 (AR-1) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF RESIDENTIAL SUBURBAN (RS); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.



ORDINANCE NO. 24-028 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4560 SOUTH 25TH STREET IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATIONS OF AGRICULTURAL-1 (AR-1) AND RELIGIOUS FACILITIES (RF) AND INSTITUTIONAL-B AND THE ST. LUCIE COUNTY FUTURE LAND USE CATEGORIES OF PUBLIC FACILITIES (PF) AND RESIDENTIAL SUBURBAN (RS); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.



ORDINANCE NO. 24-029 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4120 SEAVIEW RD IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF INDUSTRIAL HEAVY (IH) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF INDUSTRIAL (IND); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

All interested parties may appear at the Public Hearings and be heard with respect to the proposed annexations. Said proposed ordinance and application will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1 Fort Pierce, Florida.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises you that if you or another person decides to appeal any decision made by the City Commission with respect to any matter considered at its meeting or hearing, that you or said person will need a record of the proceedings, and that for such purpose, affected persons may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

/s/ Linda W. Cox, City Clerk
Publish: 7/21/24 and 8/4/24

TR-PM01-47

City Commission Regular Meeting - 5:05 pm **12. b.**

Meeting Date: 08/19/2024

Re: Legislative Hearing - Ordinance 24-024 - City Initiated Annexation 4106 Mariah Cir

Submitted For: Kev Freeman, Planning Director, Planning Department

---

SUBJECT:

Legislative Hearing - Ordinance 24-024 - City Initiated Annexation of one (1) parcel owned by Lawn Chair Properties LLC located at or near 4106 Mariah Cir. Parcel ID#:2407-111-0001-000-3 - SECOND READING

SUMMARY:

This parcel is subject to a utility agreement with the City of Fort Pierce, and Fort Pierce Utility Authority. The agreement provides for the annexation of the subject property at the time that it becomes contiguous with the City limits.

The annexation agreements bind subsequent heirs, successors or assigns, to annex into the City limits once the condition to annex has been met. That condition will be met following the annexation of an adjoining property.

The Current Zoning and Future Land Use of the property will not be amended at this time and will remain as designated/categorized by St. Lucie County.

RECOMMENDATION:

Staff recommend APPROVAL of the City Initiated annexation.

ALTERNATIVES:

1. Modified Approval.

or

2. Disapproval.

RESPONSIBLE STAFF:

Kev Freeman, Planning Director.

COORDINATED WITH:

City Attorney
Planning Board

Fiscal Impact

Budgeted Y/N: N

Fiscal Year: 2025

OTHER INFORMATION:
Additional Property Tax

Attachments

Staff Presentation
Draft Ordinance
FPUA Agreement
Business Impact
Public Notification Certification
RLS
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	07/06/2024 12:03 PM
City Manager	Nick Mimms	07/22/2024 09:44 AM

Form Started By: Kev Freeman Started On: 07/05/2024 09:59 AM
Final Approval Date: 08/12/2024

CITY OF FORT PIERCE

CITY COMMISSION

AUGUST 5th ,2024

CITY INITIATED ANNEXATIONS

1

SUMMARY

Seven (7) properties are subject to existing utility agreements with the City of Fort Pierce, and Fort Pierce Utility Authority.

The agreement provides for the annexation of the subject property at the time that the subject property becomes contiguous with the City limit.

The annexation agreements bind subsequent heirs, successors, or assigns to annex voluntarily into the City limits once the condition to annex has been met. That condition has recently been met for these lots or will subsequently be met because of the proposed sequence of processing of the annexations.

2

SEQ	ORD #	SITE ADDRESS	OWNER	PARCEL ID	AREA (Ac)	FLU	ZONING	LEGAL
1	24-023	4105 Mariah Cir	KG Concrete & Development LLC	2407-114-0002-000-9	2.8	IND	IL	07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)
2	24-024	4106 Mariah Cir	Lawn Chair Properties LLC	2407-111-0001-000-3	1.99	IND	IL	7 35 40 E 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4-LESS N 355 FT AND LESS E 45 FT CANAL R/W AND LESS AVENUE D R/W- (1.99 AC) (OR 4006-2199)
3	24-025	4075 Virginia Ave	Unity Three Office Bldg LLC	2420-602-0013-000-8	0.47	COM	CG	PINEHURST S/D BLK 2 S 6.5 FT OF LOT 2, ALL LOT 3 AND S 40.93 FT OF LOT 9 AND THAT PART OF LOTS 6, 7 AND 8 MPDAF: BEG NW COR LOT 6, RUN E ALG N LI LOTS 6, 7 AND 8 TO NE COR LOT 8, TH S 33.2 FT, TH W TO A PT ON W LI OF LOT 6, 38.11 FT S OF NW COR OF LOT 6, TH N 38.11 FT TO POB AND W 1/2 VAC S 40 ST ADJ ON E AS IN OR 294-1872 AND OR 468-369 (0.47 AC) LESS FOR SR 70 AS IN OR 787-57. (OR 3034-556)
4	24-026	2304 S 41st Street	Unity Three Office Bldg LLC	2420-602-0016-000-9	0.3	COM	CG	PINEHURST S/D BLK 2 LOTS 4 AND 5 (0.30 AC) (OR 3674-2933)
5	24-027	4351 S 25th Street	Jose & Rosemary Torres	2432-414-0005-000-9	2.07	RS	AR-1	32 35 40 N 150 FT OF S 450 FT OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS E 40 FT FOR RD R/W AND LESS TO SLCAS IN OR 619-133- (2.07 AC) (OR 1549-1320)
6	24-028	4560 S 25th Street	Italian Castle Of The Treasure Coast LLC	2433-333-0001-000-6	20.06	RS & P/F	RF & I & AR-1	33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT,TH N 00 14 50 W 0.03 FT,TH N 00 02 57 E 77.97 FRT TO POB,TH CONT N 00 02 57 W 442.78 FT,TH N 89 42 06 EF 30.33 FT,TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102,TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)
7	24-029	4120 Selvitz	Accurate Septic Holdings LLC	2432-233-0001-000-6	1.68	IND	IH	32 35 40 N 200 FT OF S 653.50 FT OF E 365 FT OF W 415 FT OF SW 1/4 OF NW 1/4 (1.68 AC) (OR 2454-1199)

3

SUMMARY

The Current Zoning and Future Land Use of the properties will not be amended at this time and will remain as designated/categorized by St. Lucie County.

The annexations will be processed through seven (7) ordinances being dealt with in a sequence to meet with State Statute requirement for contiguity.

CITY INITIATED ANNEXATIONS

4

SEQ	ORD #	SITE ADDRESS	OWNER	PARCEL ID	AREA (Ac)	FLU	ZONING	LEGAL
1	24-023	4105 Mariah Cir	KG Concrete & Development LLC	2407-114-0002-000-9	2.8	IND	IL	07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)
2	24-024	4106 Mariah Cir	Lawn Chair Properties LLC	2407-111-0001-000-3	1.99	IND	IL	7 35 40 E 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4-LESS N 355 FT AND LESS E 45 FT CANAL R/W AND LESS AVENUE D R/W- (1.99 AC) (OR 4006-2199)
3	24-025	4075 Virginia Ave	Unity Three Office Bldg LLC	2420-602-0013-000-8	0.47	COM	CG	PINEHURST S/D BLK 2 S 6.5 FT OF LOT 2, ALL LOT 3 AND S 40.93 FT OF LOT 9 AND THAT PART OF LOTS 6, 7 AND 8 MPDAF: BEG NW COR LOT 6, RUN E ALG N LI LOTS 6, 7 AND 8 TO NE COR LOT 8, TH S 33.2 FT, TH W TO A PT ON W LI OF LOT 6, 38.11 FT S OF NW COR OF LOT 6, TH N 38.11 FT TO POB AND W 1/2 VAC S 40 ST ADJ ON E AS IN OR 294-1872 AND OR 468-369 (0.47 AC) LESS FOR SR 70 AS IN OR 787-57. (OR 3034-556)
4	24-026	2304 S 41st Street	Unity Three Office Bldg LLC	2420-602-0016-000-9	0.3	COM	CG	PINEHURST S/D BLK 2 LOTS 4 AND 5 (0.30 AC) (OR 3674-2933)
5	24-027	4351 S 25th Street	Jose & Rosemary Torres	2432-414-0005-000-9	2.07	RS	AR-1	32 35 40 N 150 FT OF S 450 FT OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS E 40 FT FOR RD R/W AND LESS TO SLCAS IN OR 619-133- (2.07 AC) (OR 1549-1320)
6	24-028	4560 S 25th Street	Italian Castle Of The Treasure Coast LLC	2433-333-0001-000-6	20.06	RS & P/F	RF & I & AR-1	33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT,TH N 00 14 50 W 0.03 FT,TH N 00 02 57 E 77.97 FRT TO POB,TH CONT N 00 02 57 W 442.78 FT,TH N 89 42 06 EF 30.33 FT,TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102,TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)
7	24-029	4120 Selvitz	Accurate Septic Holdings LLC	2432-233-0001-000-6	1.68	IND	IH	32 35 40 N 200 FT OF S 653.50 FT OF E 365 FT OF W 415 FT OF SW 1/4 OF NW 1/4 (1.68 AC) (OR 2454-1199)

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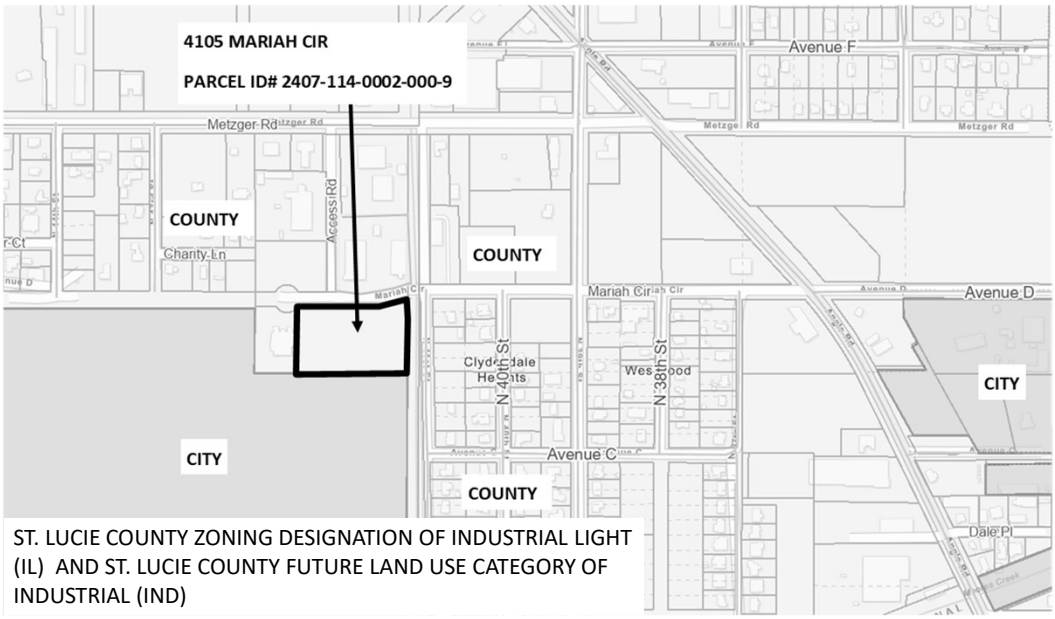

ST. LUCIE COUNTY ZONING DESIGNATION OF INDUSTRIAL LIGHT (IL) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF INDUSTRIAL (IND)

CITY INITIATED ANNEXATIONS

6

RECOMMENDATION

Staff recommend APPROVAL for the proposed ANNEXATION of 4105 MARIAH CIR.

ALTERNATIVE RECOMMENDATION

1. Recommend Modified Approval.
or
2. Recommend Disapproval.

CITY INITIATED ANNEXATIONS

7

SEQ	ORD #	SITE ADDRESS	OWNER	PARCEL ID	AREA (Ac)	FLU	ZONING	LEGAL
1	24-023	4105 Mariah Cir	KG Concrete & Development LLC	2407-114-0002-000-9	2.8	IND	IL	07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)
2	24-024	4106 Mariah Cir	Lawn Chair Properties LLC	2407-111-0001-000-3	1.99	IND	IL	7 35 40 E 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4-LESS N 355 FT AND LESS E 45 FT CANAL R/W AND LESS AVENUE D R/W- (1.99 AC) (OR 4006-2199)
3	24-025	4075 Virginia Ave	Unity Three Office Bldg LLC	2420-602-0013-000-8	0.47	COM	CG	PINEHURST S/D BLK 2 S 6.5 FT OF LOT 2, ALL LOT 3 AND S 40.93 FT OF LOT 9 AND THAT PART OF LOTS 6, 7 AND 8 MPDAF: BEG NW COR LOT 6, RUN E ALG N LI LOTS 6, 7 AND 8 TO NE COR LOT 8, TH S 33.2 FT, TH W TO A PT ON W LI OF LOT 6, 38.11 FT S OF NW COR OF LOT 6, TH N 38.11 FT TO POB AND W 1/2 VAC S 40 ST ADJ ON E AS IN OR 294-1872 AND OR 468-369 (0.47 AC) LESS FOR SR 70 AS IN OR 787-57. (OR 3034-556)
4	24-026	2304 S 41st Street	Unity Three Office Bldg LLC	2420-602-0016-000-9	0.3	COM	CG	PINEHURST S/D BLK 2 LOTS 4 AND 5 (0.30 AC) (OR 3674-2933)
5	24-027	4351 S 25th Street	Jose & Rosemary Torres	2432-414-0005-000-9	2.07	RS	AR-1	32 35 40 N 150 FT OF S 450 FT OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS E 40 FT FOR RD R/W AND LESS TO SLCAS IN OR 619-133- (2.07 AC) (OR 1549-1320)
6	24-028	4560 S 25th Street	Italian Castle Of The Treasure Coast LLC	2433-333-0001-000-6	20.06	RS & P/F	RF & I & AR-1	33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT,TH N 00 14 50 W 0.03 FT,TH N 00 02 57 E 77.97 FRT TO POB,TH CONT N 00 02 57 W 442.78 FT,TH N 89 42 06 EF 30.33 FT,TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102,TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)
7	24-029	4120 Selvitz	Accurate Septic Holdings LLC	2432-233-0001-000-6	1.68	IND	IH	32 35 40 N 200 FT OF S 653.50 FT OF E 365 FT OF W 415 FT OF SW 1/4 OF NW 1/4 (1.68 AC) (OR 2454-1199)

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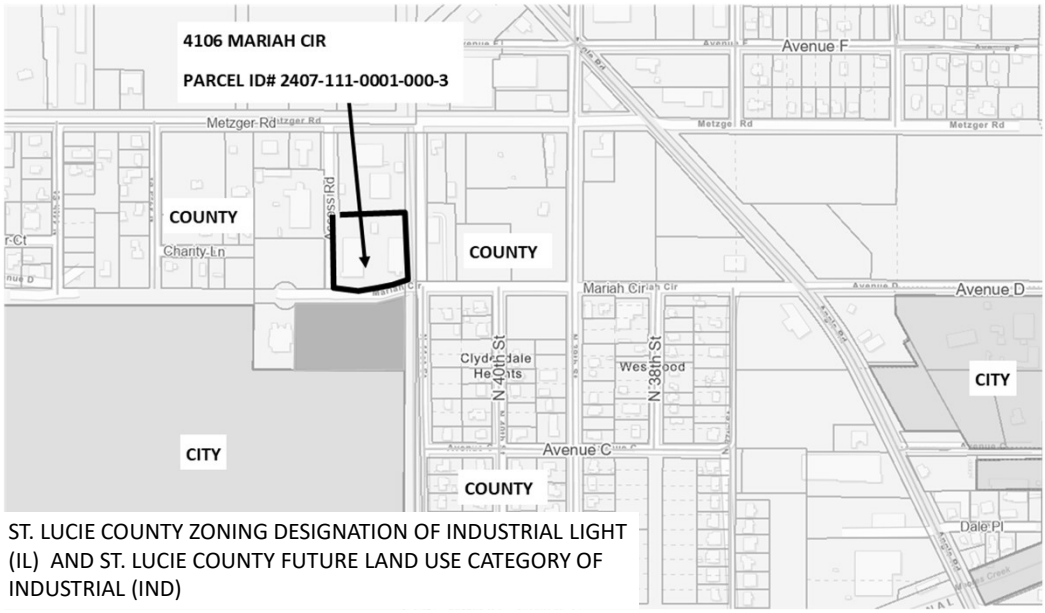

ST. LUCIE COUNTY ZONING DESIGNATION OF INDUSTRIAL LIGHT (IL) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF INDUSTRIAL (IND)

RECOMMENDATION

Staff recommend APPROVAL for the proposed ANNEXATION of 4106 MARIAH CIR.

ALTERNATIVE RECOMMENDATION

1. Modified Approval.
or
2. Disapproval.

SEQ	ORD #	SITE ADDRESS	OWNER	PARCEL ID	AREA (Ac)	FLU	ZONING	LEGAL
1	24-023	4105 Mariah Cir	KG Concrete & Development LLC	2407-114-0002-000-9	2.8	IND	IL	07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)
2	24-024	4106 Mariah Cir	Lawn Chair Properties LLC	2407-111-0001-000-3	1.99	IND	IL	7 35 40 E 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4-LESS N 355 FT AND LESS E 45 FT CANAL R/W AND LESS AVENUE D R/W- (1.99 AC) (OR 4006-2199)
3	24-025	4075 Virginia Ave	Unity Three Office Bldg LLC	2420-602-0013-000-8	0.47	COM	CG	PINEHURST S/D BLK 2 S 6.5 FT OF LOT 2, ALL LOT 3 AND S 40.93 FT OF LOT 9 AND THAT PART OF LOTS 6, 7 AND 8 MPDAF: BEG NW COR LOT 6, RUN E ALG N LI LOTS 6, 7 AND 8 TO NE COR LOT 8, TH S 33.2 FT, TH W TO A PT ON W LI OF LOT 6, 38.11 FT S OF NW COR OF LOT 6, TH N 38.11 FT TO POB AND W 1/2 VAC S 40 ST ADJ ON E AS IN OR 294-1872 AND OR 468-369 (0.47 AC) LESS FOR SR 70 AS IN OR 787-57. (OR 3034-556)
4	24-026	2304 S 41st Street	Unity Three Office Bldg LLC	2420-602-0016-000-9	0.3	COM	CG	PINEHURST S/D BLK 2 LOTS 4 AND 5 (0.30 AC) (OR 3674-2933)
5	24-027	4351 S 25th Street	Jose & Rosemary Torres	2432-414-0005-000-9	2.07	RS	AR-1	32 35 40 N 150 FT OF S 450 FT OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS E 40 FT FOR RD R/W AND LESS TO SLCAS IN OR 619-133- (2.07 AC) (OR 1549-1320)
6	24-028	4560 S 25th Street	Italian Castle Of The Treasure Coast LLC	2433-333-0001-000-6	20.06	RS & P/F	RF & I & AR-1	33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT,TH N 00 14 50 W 0.03 FT,TH N 00 02 57 E 77.97 FRT TO POB,TH CONT N 00 02 57 W 442.78 FT,TH N 89 42 06 EF 30.33 FT,TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102,TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)
7	24-029	4120 Selvitz	Accurate Septic Holdings LLC	2432-233-0001-000-6	1.68	IND	IH	32 35 40 N 200 FT OF S 653.50 FT OF E 365 FT OF W 415 FT OF SW 1/4 OF NW 1/4 (1.68 AC) (OR 2454-1199)

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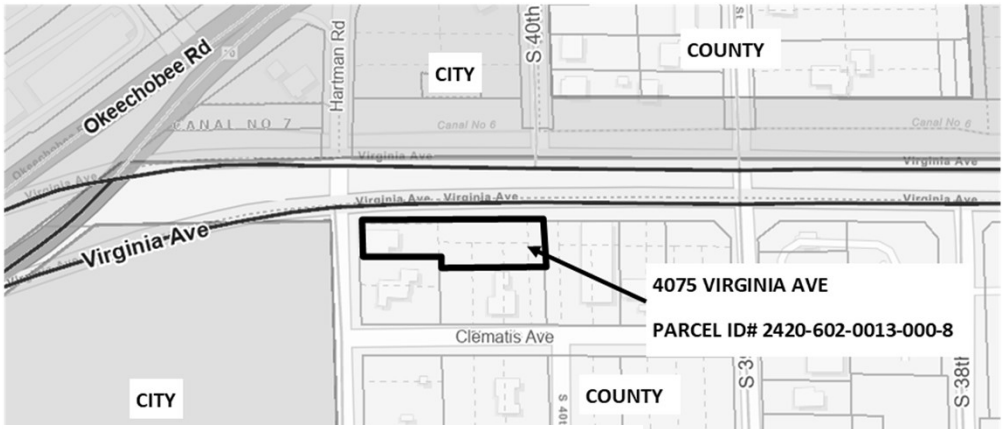

ST. LUCIE COUNTY ZONING DESIGNATION OF COMMERCIAL GENERAL (CG) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF COMMERCIAL (COM)

CITY INITIATED ANNEXATIONS

12

RECOMMENDATION

Staff recommend APPROVAL for the proposed ANNEXATION of 4075 VIRGINIA.

ALTERNATIVE RECOMMENDATION

1. Modified Approval.

or

2. Disapproval.

CITY INITIATED ANNEXATIONS

13

SEQ	ORD #	SITE ADDRESS	OWNER	PARCEL ID	AREA (Ac)	FLU	ZONING	LEGAL
1	24-023	4105 Mariah Cir	KG Concrete & Development LLC	2407-114-0002-000-9	2.8	IND	IL	07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)
2	24-024	4106 Mariah Cir	Lawn Chair Properties LLC	2407-111-0001-000-3	1.99	IND	IL	7 35 40 E 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4-LESS N 355 FT AND LESS E 45 FT CANAL R/W AND LESS AVENUE D R/W- (1.99 AC) (OR 4006-2199)
3	24-025	4075 Virginia Ave	Unity Three Office Bldg LLC	2420-602-0013-000-8	0.47	COM	CG	PINEHURST S/D BLK 2 S 6.5 FT OF LOT 2, ALL LOT 3 AND S 40.93 FT OF LOT 9 AND THAT PART OF LOTS 6, 7 AND 8 MPDAF: BEG NW COR LOT 6, RUN E ALG N LI LOTS 6, 7 AND 8 TO NE COR LOT 8, TH S 33.2 FT, TH W TO A PT ON W LI OF LOT 6, 38.11 FT S OF NW COR OF LOT 6, TH N 38.11 FT TO POB AND W 1/2 VAC S 40 ST ADJ ON E AS IN OR 294-1872 AND OR 468-369 (0.47 AC) LESS FOR SR 70 AS IN OR 787-57. (OR 3034-556)
4	24-026	2304 S 41st Street	Unity Three Office Bldg LLC	2420-602-0016-000-9	0.3	COM	CG	PINEHURST S/D BLK 2 LOTS 4 AND 5 (0.30 AC) (OR 3674-2933)
5	24-027	4351 S 25th Street	Jose & Rosemary Torres	2432-414-0005-000-9	2.07	RS	AR-1	32 35 40 N 150 FT OF S 450 FT OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS E 40 FT FOR RD R/W AND LESS TO SLCAS IN OR 619-133- (2.07 AC) (OR 1549-1320)
6	24-028	4560 S 25th Street	Italian Castle Of The Treasure Coast LLC	2433-333-0001-000-6	20.06	RS & P/F	RF & I & AR-1	33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT,TH N 00 14 50 W 0.03 FT,TH N 00 02 57 E 77.97 FRT TO POB,TH CONT N 00 02 57 W 442.78 FT,TH N 89 42 06 EF 30.33 FT,TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102,TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)
7	24-029	4120 Selvitz	Accurate Septic Holdings LLC	2432-233-0001-000-6	1.68	IND	IH	32 35 40 N 200 FT OF S 653.50 FT OF E 365 FT OF W 415 FT OF SW 1/4 OF NW 1/4 (1.68 AC) (OR 2454-1199)

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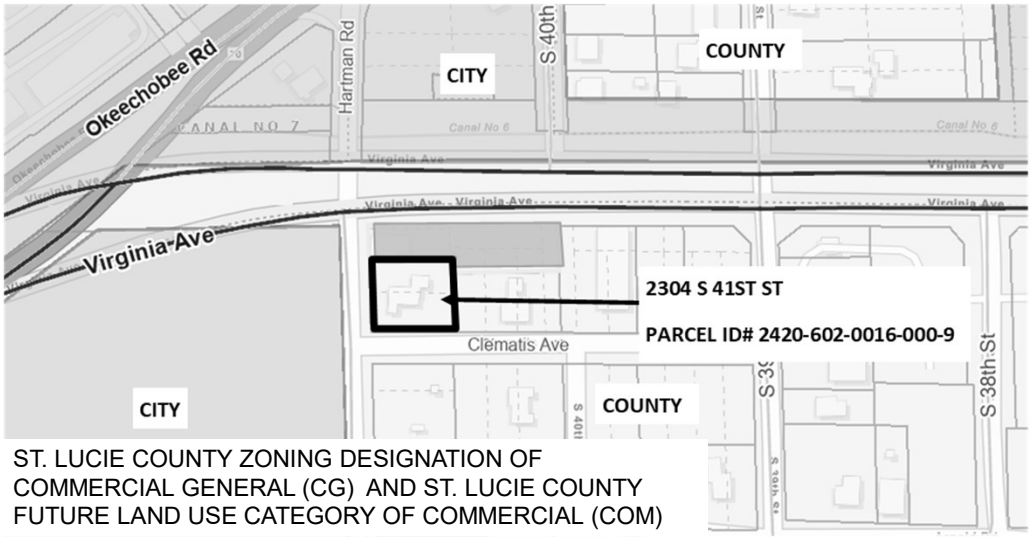

ST. LUCIE COUNTY ZONING DESIGNATION OF COMMERCIAL GENERAL (CG) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF COMMERCIAL (COM)

15

RECOMMENDATION

Staff recommend APPROVAL for the proposed ANNEXATION of 2304 S 41st.

ALTERNATIVE RECOMMENDATION

1. Modified Approval.
or
2. Disapproval.

16

SEQ	ORD #	SITE ADDRESS	OWNER	PARCEL ID	AREA (Ac)	FLU	ZONING	LEGAL
1	24-023	4105 Mariah Cir	KG Concrete & Development LLC	2407-114-0002-000-9	2.8	IND	IL	07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)
2	24-024	4106 Mariah Cir	Lawn Chair Properties LLC	2407-111-0001-000-3	1.99	IND	IL	7 35 40 E 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4-LESS N 355 FT AND LESS E 45 FT CANAL R/W AND LESS AVENUE D R/W- (1.99 AC) (OR 4006-2199)
3	24-025	4075 Virginia Ave	Unity Three Office Bldg LLC	2420-602-0013-000-8	0.47	COM	CG	PINEHURST S/D BLK 2 S 6.5 FT OF LOT 2, ALL LOT 3 AND S 40.93 FT OF LOT 9 AND THAT PART OF LOTS 6, 7 AND 8 MPDAF: BEG NW COR LOT 6, RUN E ALG N LI LOTS 6, 7 AND 8 TO NE COR LOT 8, TH S 33.2 FT, TH W TO A PT ON W LI OF LOT 6, 38.11 FT S OF NW COR OF LOT 6, TH N 38.11 FT TO POB AND W 1/2 VAC S 40 ST ADJ ON E AS IN OR 294-1872 AND OR 468-369 (0.47 AC) LESS FOR SR 70 AS IN OR 787-57. (OR 3034-556)
4	24-026	2304 S 41st Street	Unity Three Office Bldg LLC	2420-602-0016-000-9	0.3	COM	CG	PINEHURST S/D BLK 2 LOTS 4 AND 5 (0.30 AC) (OR 3674-2933)
5	24-027	4351 S 25th Street	Jose & Rosemary Torres	2432-414-0005-000-9	2.07	RS	AR-1	32 35 40 N 150 FT OF S 450 FT OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS E 40 FT FOR RD R/W AND LESS TO SLCAS IN OR 619-133- (2.07 AC) (OR 1549-1320)
6	24-028	4560 S 25th Street	Italian Castle Of The Treasure Coast LLC	2433-333-0001-000-6	20.06	RS & P/F	RF & I & AR-1	33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT,TH N 00 14 50 W 0.03 FT,TH N 00 02 57 E 77.97 FRT TO POB,TH CONT N 00 02 57 W 442.78 FT,TH N 89 42 06 EF 30.33 FT,TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102,TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)
7	24-029	4120 Selvitz	Accurate Septic Holdings LLC	2432-233-0001-000-6	1.68	IND	IH	32 35 40 N 200 FT OF S 653.50 FT OF E 365 FT OF W 415 FT OF SW 1/4 OF NW 1/4 (1.68 AC) (OR 2454-1199)

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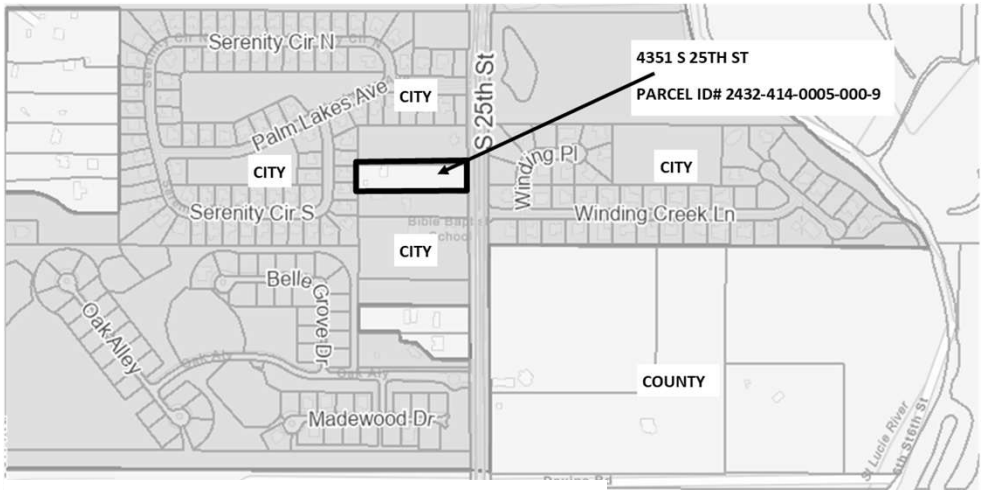


ST. LUCIE COUNTY ZONING DESIGNATION OF AGRICULTURAL-1 (AR-1) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF RESIDENTIAL SUBURBAN (RS)

CITY INITIATED ANNEXATIONS

18

RECOMMENDATION

Staff recommend APPROVAL for the proposed ANNEXATION of 4351 S 25th.

ALTERNATIVE RECOMMENDATION

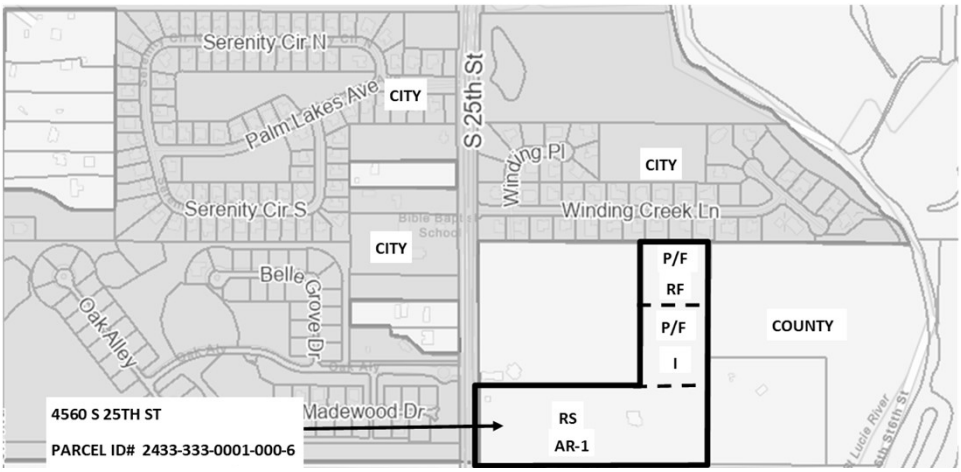
1. Modified Approval.
or
2. Disapproval.

CITY INITIATED ANNEXATIONS

19

SEQ	ORD #	SITE ADDRESS	OWNER	PARCEL ID	AREA (Ac)	FLU	ZONING	LEGAL
1	24-023	4105 Mariah Cir	KG Concrete & Development LLC	2407-114-0002-000-9	2.8	IND	IL	07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)
2	24-024	4106 Mariah Cir	Lawn Chair Properties LLC	2407-111-0001-000-3	1.99	IND	IL	7 35 40 E 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4-LESS N 355 FT AND LESS E 45 FT CANAL R/W AND LESS AVENUE D R/W- (1.99 AC) (OR 4006-2199)
3	24-025	4075 Virginia Ave	Unity Three Office Bldg LLC	2420-602-0013-000-8	0.47	COM	CG	PINEHURST S/D BLK 2 S 6.5 FT OF LOT 2, ALL LOT 3 AND S 40.93 FT OF LOT 9 AND THAT PART OF LOTS 6, 7 AND 8 MPDAF: BEG NW COR LOT 6, RUN E ALG N LI LOTS 6, 7 AND 8 TO NE COR LOT 8, TH S 33.2 FT, TH W TO A PT ON W LI OF LOT 6, 38.11 FT S OF NW COR OF LOT 6, TH N 38.11 FT TO POB AND W 1/2 VAC S 40 ST ADJ ON E AS IN OR 294-1872 AND OR 468-369 (0.47 AC) LESS FOR SR 70 AS IN OR 787-57. (OR 3034-556)
4	24-026	2304 S 41st Street	Unity Three Office Bldg LLC	2420-602-0016-000-9	0.3	COM	CG	PINEHURST S/D BLK 2 LOTS 4 AND 5 (0.30 AC) (OR 3674-2933)
5	24-027	4351 S 25th Street	Jose & Rosemary Torres	2432-414-0005-000-9	2.07	RS	AR-1	32 35 40 N 150 FT OF S 450 FT OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS E 40 FT FOR RD R/W AND LESS TO SLCAS IN OR 619-133- (2.07 AC) (OR 1549-1320)
6	24-028	4560 S 25th Street	Italian Castle Of The Treasure Coast LLC	2433-333-0001-000-6	20.06	RS & P/F	RF & I & AR-1	33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT,TH N 00 14 50 W 0.03 FT,TH N 00 02 57 E 77.97 FRT TO POB,TH CONT N 00 02 57 W 442.78 FT,TH N 89 42 06 EF 30.33 FT,TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102,TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)
7	24-029	4120 Selvitz	Accurate Septic Holdings LLC	2432-233-0001-000-6	1.68	IND	IH	32 35 40 N 200 FT OF S 653.50 FT OF E 365 FT OF W 415 FT OF SW 1/4 OF NW 1/4 (1.68 AC) (OR 2454-1199)

20



ST. LUCIE COUNTY ZONING DESIGNATIONS OF AGRICULTURAL-1 (AR-1) AND RELIGIOUS FACILITIES (RF) AND INSTITUTIONAL (I) AND THE ST. LUCIE COUNTY FUTURE LAND USE CATEGORIES OF PUBLIC FACILITIES (P/F) AND RESIDENTIAL SUBURBAN (RS)

RECOMMENDATION

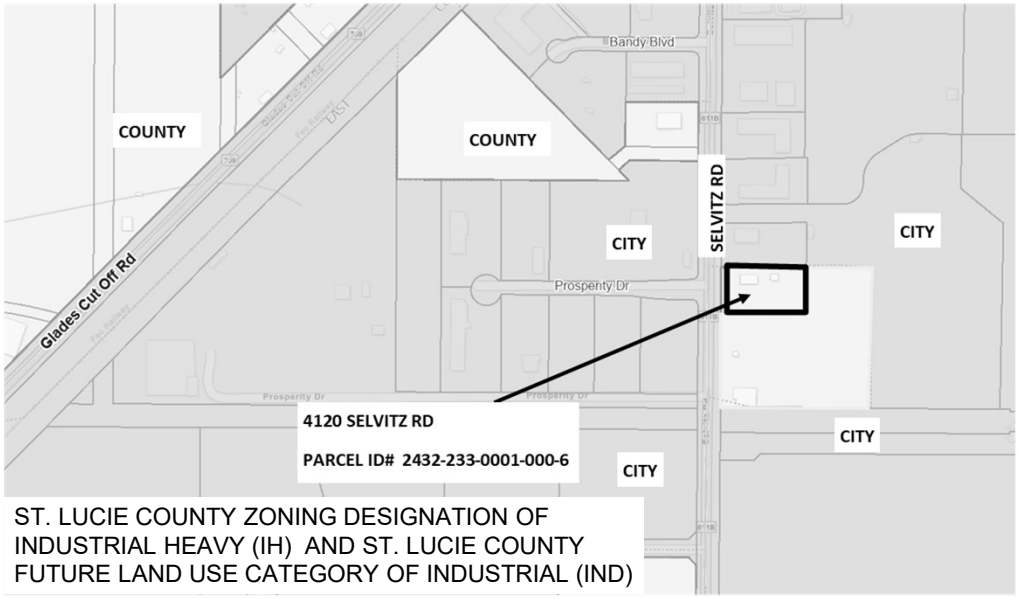
Staff recommend APPROVAL for the proposed ANNEXATION of 4560 S 25th ST.

ALTERNATIVE RECOMMENDATION

1. Modified Approval.
or
2. Disapproval.

SEQ	ORD #	SITE ADDRESS	OWNER	PARCEL ID	AREA (Ac)	FLU	ZONING	LEGAL
1	24-023	4105 Mariah Cir	KG Concrete & Development LLC	2407-114-0002-000-9	2.8	IND	IL	07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)
2	24-024	4106 Mariah Cir	Lawn Chair Properties LLC	2407-111-0001-000-3	1.99	IND	IL	7 35 40 E 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4-LESS N 355 FT AND LESS E 45 FT CANAL R/W AND LESS AVENUE D R/W- (1.99 AC) (OR 4006-2199)
3	24-025	4075 Virginia Ave	Unity Three Office Bldg LLC	2420-602-0013-000-8	0.47	COM	CG	PINEHURST S/D BLK 2 S 6.5 FT OF LOT 2, ALL LOT 3 AND S 40.93 FT OF LOT 9 AND THAT PART OF LOTS 6, 7 AND 8 MPDAF: BEG NW COR LOT 6, RUN E ALG N LI LOTS 6, 7 AND 8 TO NE COR LOT 8, TH S 33.2 FT, TH W TO A PT ON W LI OF LOT 6, 38.11 FT S OF NW COR OF LOT 6, TH N 38.11 FT TO POB AND W 1/2 VAC S 40 ST ADJ ON E AS IN OR 294-1872 AND OR 468-369 (0.47 AC) LESS FOR SR 70 AS IN OR 787-57. (OR 3034-556)
4	24-026	2304 S 41st Street	Unity Three Office Bldg LLC	2420-602-0016-000-9	0.3	COM	CG	PINEHURST S/D BLK 2 LOTS 4 AND 5 (0.30 AC) (OR 3674-2933)
5	24-027	4351 S 25th Street	Jose & Rosemary Torres	2432-414-0005-000-9	2.07	RS	AR-1	32 35 40 N 150 FT OF S 450 FT OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS E 40 FT FOR RD R/W AND LESS TO SLCAS IN OR 619-133- (2.07 AC) (OR 1549-1320)
6	24-028	4560 S 25th Street	Italian Castle Of The Treasure Coast LLC	2433-333-0001-000-6	20.06	RS & P/F	RF & I & AR-1	33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT,TH N 00 14 50 W 0.03 FT,TH N 00 02 57 E 77.97 FRT TO POB,TH CONT N 00 02 57 W 442.78 FT,TH N 89 42 06 EF 30.33 FT,TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102,TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)
7	24-029	4120 Selvitz	Accurate Septic Holdings LLC	2432-233-0001-000-6	1.68	IND	IH	32 35 40 N 200 FT OF S 653.50 FT OF E 365 FT OF W 415 FT OF SW 1/4 OF NW 1/4 (1.68 AC) (OR 2454-1199)

23



ST. LUCIE COUNTY ZONING DESIGNATION OF INDUSTRIAL HEAVY (IH) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF INDUSTRIAL (IND)

CITY INITIATED ANNEXATIONS

24

RECOMMENDATION

Staff recommend APPROVAL for the proposed ANNEXATION of 4120 SELVITZ RD.

ALTERNATIVE RECOMMENDATION

1. Modified Approval.
or
2. Disapproval.

ORDINANCE NO. 24-024

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4106 MARIAH CIR IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF INDUSTRIAL LIGHT (IL) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF INDUSTRIAL (IND); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Part I, Chapter 171, Florida Statutes, sets forth a procedure for Municipal Annexation; and

WHEREAS, in accordance with Chapter 171.044 F.S., the owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may apply to the governing body of said municipality to have said property be annexed to the municipality; and

WHEREAS, the owners have entered an Annexation Agreement **Exhibit "A"** with the Fort Pierce Utilities Authority which grants in consideration of water service and/or sewer service to the subject property that such agreement is considered as a voluntary application for annexation into the City of Fort Pierce; and

WHEREAS, the Annexation Agreement bears the signature(s) of current and/or former owner(s) of property in the area proposed to be annexed; and

WHEREAS, the Grantor identified in each Fort Pierce Utilities Authority Annexation Agreement represents themselves, their heirs, successors, and assigns in regard to the subject property and also waives any and all objection to annexation of the property; and

WHEREAS, the estimated population of the annexation is 0; and

WHEREAS, the City of Fort Pierce Planning Board, at their May 13th, 2024, meeting, voted 6 to 0 to recommend approval of the request; and

WHEREAS, in accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department has provided notice of this annexation by mail to the St. Lucie County Administrator's Office on July 2nd, 2024, no fewer than thirty (30) days prior to the first reading of this annexation by the City Commission of the City of Fort Pierce, Florida; and

WHEREAS, in accordance with Chapter 171.044(6) of the Florida Statutes, the City Planning Department has provided notice of this annexation, via certified mail, to the

St. Lucie County Board of County Commissioners on July 8th, 2024, no fewer than ten (10) days prior to publishing or posting the ordinance notice.

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. The territorial limits of the City of Fort Pierce, Florida, are hereby extended, as depicted, together with legal description on **Exhibit "B,"** attached hereto and incorporated herein; and annexed into the City:

Parcel ID: 2407-111-0001-000-3

LEGAL DESCRIPTION:
7 35 40 E 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4-LESS N 355 FT AND LESS E 45 FT CANAL R/W AND LESS AVENUE D R/W- (1.99 AC) (OR 4006-2199)

Containing 1.99 acres, more or less.

Said property containing approximately 1.99 acres and being generally located at 4106 Mariah Circle, Fort Pierce, FL 34947.

SECTION 2. The subject property shall retain the existing St. Lucie County Zoning designation of Industrial Light (IL) and the existing St. Lucie County Future Land Use category of Industrial (IND).

SECTION 3. That the St. Lucie County Property Appraiser and the St. Lucie County Tax Collector are directed to place upon and add to the assessment roll, and to collect taxes on the land described in Exhibit "B" hereof as of January 1, 2025, and subsequent years, and to enter the same at such valuation that it will bear an equal and just proportion of taxes as of that date and subsequent years. The property tax classifications and exemptions currently in effect upon and applied to the land described in Exhibit "B" shall not be affected by this Ordinance, so long as the classifications and exemptions are consistent with the standards set forth by the Saint Lucie County Property Appraiser. Nothing in this Ordinance is intended to, or shall be construed as, a revocation or abrogation of the land's current Saint Lucie County Property Appraiser's tax classifications and exemptions.

SECTION 4. That in accordance with Chapter 171.044(3), this Ordinance shall be filed with clerk of the circuit court, the chief administrative officer of St. Lucie County, and the Department of State within seven (7) days after adoption.

SECTION 5. That in accordance with Chapter 171.091, any change in the City boundaries through annexation shall revise the charter boundary article and shall be filed as a revision of the charter with the Department of State within thirty (30) days; and a copy of such revision shall be submitted to the Office of Economic and Demographic Research along with a statement specifying the population census effect and the affected land area.

SECTION 6. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 7. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance, which shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 8. This Ordinance shall take effect immediately upon passage.

APPROVED AS TO
FORM AND CORRECTNESS:

_____
Sara Hedges ESQ.
City Attorney

STATE OF FLORIDA COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 24-024 was duly advertised by title only in the St. Lucie News Tribune on July 21, 2024; copy of said Ordinance was made available at the Office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on August 5, 2024; and was duly introduced, read by title only, and passed on second and final reading on _____, 2024, by the City Commission of Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this _____ day of _____, 2024.

_____
Linda Hudson, Mayor

ATTEST:

_____
Linda W. Cox
City Clerk

(SEAL)

EXHIBIT "A"
FORT PIERCE UTILITIES ANNEXATION AGREEMENT

Return to: Box 25
This instrument prepared by

FORT PIERCE UTILITIES AUTHORITY
P. O. BOX 3191, FORT PIERCE, FL 34948-3191

Property Appraisers Parcel Identification (Folio) Number(s):
2407-111-0001-000/3

ANNEXATION AGREEMENT
INDIVIDUAL

TO: Director of Utilities
Fort Pierce Utilities Authority
Post Office Box 3191
Fort Pierce, Florida 34948-3191

4106 Mariah Circle (formerly Avenue "D")
Location Address
Fort Pierce, Florida 34947
Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida, to the following described property which I own, to-wit:

The East 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 7, Township 35 South, Range 40 East, LESS AND EXCEPT the North 355 feet thereof and FURTHER LESS AND EXCEPT a 45-foot right-of-way for Canal No. 4.

THE ABOVE-DESCRIBED PROPERTY (is) (is not) THE HOMESTEAD OF THE GRANTOR(S). IF NOT THE HOMESTEAD, THE GRANTOR RESIDES AT 7885 Saddlebrook Dr., Fort St. Lucie, FL 34986.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida, and consent thereto in the event that it, or an area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida, for the purpose of serving as notice to all persons or entities.

IN WITNESS WHEREOF, WE hereunto set OUR hand(s) and seal this 17TH day of May, 1999.

Signed, sealed and delivered
in our presence as witnesses:

Witness Signature
Jennie L. Davis
Printed Witness Signature

Witness Signature
Lawrence K. Blandford
Printed Witness Signature

Richard K. Davis
Signature
Richard K. Davis
Printed Signature
7885 Saddlebrook Drive
Address
Fort St. Lucie, FL 34986

Nancy A. Davis
Signature
Nancy A. Davis, His Wife
Printed Signature
7885 Saddlebrook Drive
Address
Fort St. Lucie, FL 34986
City, State, Zip Code

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared

Richard K. Davis and Nancy A. Davis

known to me to be the person s described in and who executed the foregoing instrument, who acknowledged before me that THEY executed the same for the purposes therein expressed. THEY are personally known to me or have produced _____ as identification of the above-named person s and that an oath (was) (was not) taken.

NOTARY PUBLIC SEAL

Witness my hand and official seal in the County and State last aforesaid this 17 day of MAY, A.D. 19 99.

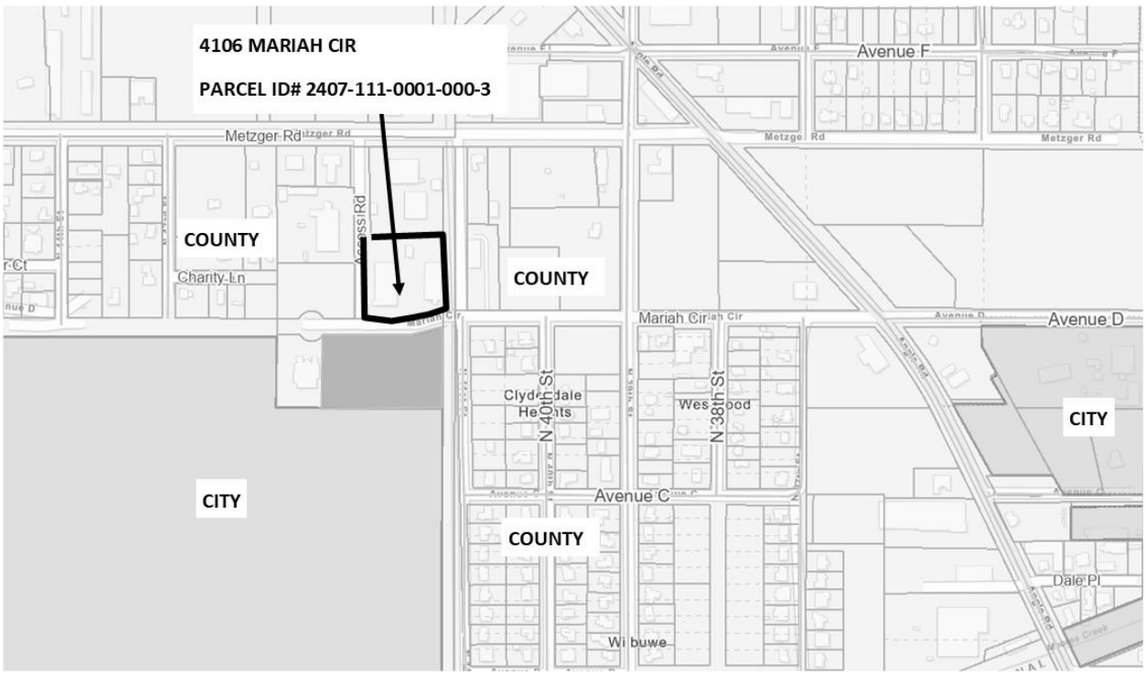
Robert J. March
Notary Signature
ROBERT MARCH
Printed Notary Signature

Robert J March
My Commission CC666442
Expires June 18, 2001

MAC/jm 1080

Johnnie Holsen, Clerk of the Circuit Court - St. Lucie County
File Number: 1728142 OR BOOK 1229 PAGE 2901
Recorded: 06-15-99 03:26 P.M.

EXHIBIT "B"
TERRITORIAL LIMITS AND LEGAL DESCRIPTION



LEGAL DESCRIPTION

7 35 40 E 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4-LESS N 355 FT AND LESS E 45 FT CANAL R/W AND LESS AVENUE D R/W- (1.99 AC) (OR 4006-2199)

Return to: Box 25

This instrument prepared by

FORT PIERCE UTILITIES AUTHORITY
P. O. BOX 3191, FORT PIERCE, FL 34948-3191

Property Appraisers Parcel Identification (Folio) Number(s):
2407-111-0001-000/3

ANNEXATION AGREEMENT
INDIVIDUAL

TO: DIRECTOR OF UTILITIES
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

4106 Mariah Circle (formerly Avenue "D")
Location Address
Fort Pierce, Florida 34947
Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida, to the following-described property which I own, to wit:

The East 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 7, Township 35 South, Range 40 East, LESS AND EXCEPT the North 355 feet thereof and FURTHER LESS AND EXCEPT a 45-foot right-of-way for Canal No. 4.

THE ABOVE-DESCRIBED PROPERTY (IS) (IS NOT) THE HOMESTEAD OF THE GRANTOR(s). IF NOT THE HOMESTEAD, THE GRANTOR RESIDES AT 7885 Saddlebrook Dr., Port St. Lucie, FL 34986.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida, and consent thereto in the event that it, or an area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida, for the purpose of serving as notice to all persons or entities.

IN WITNESS WHEREOF, we hereunto set our hand(s) and seal this 17th day of May, 1999.

Signed, sealed and delivered
in our presence as witnesses:

Jennie L. Davis
Witness Signature
Jennie L. DAVIS
Printed Witness Signature

Laurence K. Blandford
Witness Signature
LAWRENCE K. BLANDFORD
Printed Witness Signature

Richard K. Davis
Signature
Richard K. Davis
Printed Signature
7885 Saddlebrook Drive
Address
Port St. Lucie, FL 34986

Nancy B. Davis
Signature
Nancy B. Davis, His Wife
Printed Signature
7885 Saddlebrook Drive
Address
Port St. Lucie, FL 34986
City, State, Zip Code

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared

Richard K. Davis and Nancy B. Davis

known to me to be the person s described in and who executed the foregoing instrument, who acknowledged before me that THEY executed the same, that I relied upon the following form ___ of identification of the above-named person s: PERSONALLY KNOWN and that an oath (was) (was not) taken.

NOTARY RUBBER STAMP SEAL

Witness my hand and official seal in the County and State last aforesaid this 17 day of MAY, A.D. 19 99.

Robert J March
Notary Signature
ROBERT MARCH
Printed Notary Signature

Robert J March
My Commission CC655442
Expires June 15, 2001

MAC:jm 10/93

JoAnne Holman, Clerk of the Circuit Court - St. Lucie County
File Number:1728142 OR BOOK 1229 PAGE 2901
Recorded: 06-15-99 03:25 P.M.

BUSINESS IMPACT ESTIMATE

SUBMITTED BY:

SUBJECT:

---

1. Summary of the proposed ordinance, including a statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the municipality.

2. Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City:

   a. Estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted.

   b. Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.

   c. An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

3. A good faith estimate of the number of businesses likely to be impacted by the ordinance.

4. Any additional information the Commission may find useful.

As approved as part of SB170 and effective October 1, 2023, pursuant to Section 166.041(4), Florida Statutes, the City is required to prepare a business impact estimate prior to enacting an ordinance, subject to exemptions noted in the Law.

This does not apply to the following types of ordinances:

1. Ordinances required for compliance with federal or state law or regulation;
2. Ordinances relating to the issuance or refinancing of debt;
3. Ordinances relating to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
4. Ordinances required to implement a contract or an agreement, including, but not limited to, any federal, state, local, or private grant, or other financial assistance accepted by a municipal government;
5. Emergency ordinances;
6. Ordinances relating to procurement; or
7. Ordinances enacted to implement the following:
    a. Part II of chapter 163, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements, and development permits;
    b. Sections 190.005 and 190.046; 351
    c. Section 553.73, relating to the Florida Building Code; or
    d. Section 633.202, relating to the Florida Fire Prevention Code.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Legislative Hearing - Ordinance 24-024 - City Initiated Annexation 4106 Mariah Cir

NOTICES PROVIDED PURSUANT TO: City Code Section 125-37 of the Code of Ordinances of the City of Fort Pierce and Chapter 171 of Florida State Statutes.

NOTICE BY NEWSPAPER: July 21st, 2024, **and,** August 4th, 2024.

NOTICE BY MAIL: July 2nd, 2024

NOTICE BY SIGNS: N/A

VERIFIED BY: Kev Freeman

TITLE: Planning Director

SIGNATURE:

DATE: July 7th, 2024

THE SUNRISE CITY
FORT PIERCE
Florida
CITY ATTORNEY'S OFFICE

TO: Kev Freeman, Planning Director

FROM: Sara Hedges, City Attorney SH

RE: Voluntary Annexation (City-FPUA) at 4106 Mariah Cir

CAO RLS FILE: RLS 24-218

DATE: June 7, 2024

I have reviewed the above Request for Legal Services (RLS). I have made suggested changes to the Ordinance, mostly to make this Ordinance consistent in template to recent annexation ordinances. Please incorporate these changes into your template. The Ordinance has been uploaded in a Track Changes Version and a Clean Copy Version, with the suggested changes included. The Clean Copy Version is approved as to form and correctness. You will need to include the information in the blanks prior to presentation to the City Commission.

If you have any questions, please do not hesitate to contact this Office via phone or e-mail.

Thank you.
SH/mm

LocaliQ
Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Linda Cox
Accounts Payable Dept
City Of Fort Pierce Legals
Po Box 1480
Fort Pierce FL 34954-1480

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Main Legal CLEGL, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

07/21/2024, 08/04/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/04/2024

Legal Clerk

Notary, State of WI, County of Brown

3.7.29

My commission expires

Publication Cost:	$1691.60
Tax Amount:	$0.00
Payment Cost:	$1691.60
Order No:	10380266
Customer No:	1126026
PO #:	

# of Copies:
1

THIS IS NOT AN INVOICE!

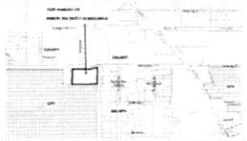
Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

CITY OF FORT PIERCE
NOTICE OF PROPOSED ANNEXATION

The City Commission of the City of Fort Pierce, Florida, pursuant to Chapter 171 of Florida State Statutes, and of the Code of Ordinances of the City of Fort Pierce, will hold Public Hearings, on Monday August 5, 2024, at 5:05 p.m. and on Monday August 19, 2024, at 5:05 p.m. for the enactment of the following proposed annexation ordinance, in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida; said ordinances entitled:

ORDINANCE NO. 24-023 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4195 MARIAH CIR IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF INDUSTRIAL LIGHT (IL) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF INDUSTRIAL (IND); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

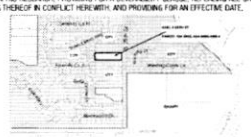


ORDINANCE NO. 24-024 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4106 MARIAH CIR IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF INDUSTRIAL LIGHT (IL) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF INDUSTRIAL (IND); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

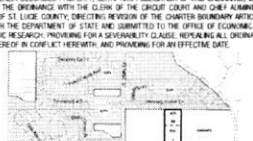
ORDINANCE NO. 24-025 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4675 VIRGINIA AVE IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF COMMERCIAL GENERAL (CG) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF COMMERCIAL (COM); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 24-026 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 2304 SOUTH 41ST STREET IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF COMMERCIAL GENERAL (CG) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF COMMERCIAL (COM); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 24-027 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4351 SOUTH 25TH STREET IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF AGRICULTURAL-1 (AR-1) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF RESIDENTIAL SUBURBAN (RS); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.



ORDINANCE NO. 24-028 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4560 SOUTH 25TH STREET IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATIONS OF AGRICULTURAL-1 (AR-1) AND RELIGIOUS FACILITIES (RF) AND INSTITUTIONAL-B AND THE ST. LUCIE COUNTY FUTURE LAND USE CATEGORIES OF PUBLIC FACILITIES (PF) AND RESIDENTIAL SUBURBAN (RS); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.



ORDINANCE NO. 24-029 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4120 SEAVIEW RD IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF INDUSTRIAL HEAVY (IH) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF INDUSTRIAL (IND); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

All interested parties may appear at the Public Hearings and be heard with respect to the proposed annexations. Said proposed ordinance and application will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1 Fort Pierce, Florida.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises you that if you or another person decides to appeal any decision made by the City Commission with respect to any matter considered at its meeting or hearing, that you or said person will need a record of the proceedings, and that for such purpose, affected persons may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

/s/ Linda W. Cox, City Clerk
Publish: 7/21/24 and 8/4/24

TR-PM01-47

City Commission Regular Meeting - 5:05 pm **12. c.**

Meeting Date: 08/19/2024

Re: Legislative Hearing - Ordinance 24-025 - City Initiated Annexation 4075 Virginia Ave

Submitted For: Kev Freeman, Planning Director, Planning Department

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SUBJECT:

Legislative Hearing - Ordinance 24-025 - City Initiated Annexation of one (1) parcel owned by Unity Three Office Bldg LLC located at or near 4075 Virginia Ave. Parcel ID#:2420-602-0013-000-8 - SECOND READING

SUMMARY:

This parcel is subject to a utility agreement with the City of Fort Pierce, and Fort Pierce Utility Authority. The agreement provides for the annexation of the subject property at the time that it becomes contiguous with the City limits.

The annexation agreements bind subsequent heirs, successors or assigns, to annex into the City limits once the condition to annex has been met. That condition has recently been met.

The Current Zoning and Future Land Use of the property will not be amended at this time and will remain as designated/categorized by St. Lucie County.

RECOMMENDATION:

Staff recommends APPROVAL of the City Initiated Annexation.

ALTERNATIVES:

1. Modified Approval.

or

2. Disapproval.

RESPONSIBLE STAFF:

Kev Freeman, Planning Director

COORDINATED WITH:

City Attorney
Planning Board

Fiscal Impact

Budgeted Y/N: N

Fiscal Year: 2025

OTHER INFORMATION:

Additional Property Tax

Attachments

Staff Presentation
Draft Ordinance
FPUA Agreement
Business Impact
Public Notification Certification
RLS
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	07/06/2024 12:04 PM
City Manager	Nick Mimms	07/22/2024 09:44 AM

Form Started By: Kev Freeman Started On: 07/05/2024 10:01 AM
Final Approval Date: 08/12/2024

CITY OF FORT PIERCE

CITY COMMISSION

AUGUST 5th ,2024

CITY INITIATED ANNEXATIONS

1

SUMMARY

Seven (7) properties are subject to existing utility agreements with the City of Fort Pierce, and Fort Pierce Utility Authority.

The agreement provides for the annexation of the subject property at the time that the subject property becomes contiguous with the City limit.

The annexation agreements bind subsequent heirs, successors, or assigns to annex voluntarily into the City limits once the condition to annex has been met. That condition has recently been met for these lots or will subsequently be met because of the proposed sequence of processing of the annexations.

2

SEQ	ORD #	SITE ADDRESS	OWNER	PARCEL ID	AREA (Ac)	FLU	ZONING	LEGAL
1	24-023	4105 Mariah Cir	KG Concrete & Development LLC	2407-114-0002-000-9	2.8	IND	IL	07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)
2	24-024	4106 Mariah Cir	Lawn Chair Properties LLC	2407-111-0001-000-3	1.99	IND	IL	7 35 40 E 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4-LESS N 355 FT AND LESS E 45 FT CANAL R/W AND LESS AVENUE D R/W- (1.99 AC) (OR 4006-2199)
3	24-025	4075 Virginia Ave	Unity Three Office Bldg LLC	2420-602-0013-000-8	0.47	COM	CG	PINEHURST S/D BLK 2 S 6.5 FT OF LOT 2, ALL LOT 3 AND S 40.93 FT OF LOT 9 AND THAT PART OF LOTS 6, 7 AND 8 MPDAF: BEG NW COR LOT 6, RUN E ALG N LI LOTS 6, 7 AND 8 TO NE COR LOT 8, TH S 33.2 FT, TH W TO A PT ON W LI OF LOT 6, 38.11 FT S OF NW COR OF LOT 6, TH N 38.11 FT TO POB AND W 1/2 VAC S 40 ST ADJ ON E AS IN OR 294-1872 AND OR 468-369 (0.47 AC) LESS FOR SR 70 AS IN OR 787-57. (OR 3034-556)
4	24-026	2304 S 41st Street	Unity Three Office Bldg LLC	2420-602-0016-000-9	0.3	COM	CG	PINEHURST S/D BLK 2 LOTS 4 AND 5 (0.30 AC) (OR 3674-2933)
5	24-027	4351 S 25th Street	Jose & Rosemary Torres	2432-414-0005-000-9	2.07	RS	AR-1	32 35 40 N 150 FT OF S 450 FT OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS E 40 FT FOR RD R/W AND LESS TO SLCAS IN OR 619-133- (2.07 AC) (OR 1549-1320)
6	24-028	4560 S 25th Street	Italian Castle Of The Treasure Coast LLC	2433-333-0001-000-6	20.06	RS & P/F	RF & I & AR-1	33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT,TH N 00 14 50 W 0.03 FT,TH N 00 02 57 E 77.97 FRT TO POB,TH CONT N 00 02 57 W 442.78 FT,TH N 89 42 06 EF 30.33 FT,TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102,TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)
7	24-029	4120 Selvitz	Accurate Septic Holdings LLC	2432-233-0001-000-6	1.68	IND	IH	32 35 40 N 200 FT OF S 653.50 FT OF E 365 FT OF W 415 FT OF SW 1/4 OF NW 1/4 (1.68 AC) (OR 2454-1199)

3

SUMMARY

The Current Zoning and Future Land Use of the properties will not be amended at this time and will remain as designated/categorized by St. Lucie County.

The annexations will be processed through seven (7) ordinances being dealt with in a sequence to meet with State Statute requirement for contiguity.

CITY INITIATED ANNEXATIONS

4

SEQ	ORD #	SITE ADDRESS	OWNER	PARCEL ID	AREA (Ac)	FLU	ZONING	LEGAL
1	24-023	4105 Mariah Cir	KG Concrete & Development LLC	2407-114-0002-000-9	2.8	IND	IL	07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)
2	24-024	4106 Mariah Cir	Lawn Chair Properties LLC	2407-111-0001-000-3	1.99	IND	IL	7 35 40 E 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4-LESS N 355 FT AND LESS E 45 FT CANAL R/W AND LESS AVENUE D R/W- (1.99 AC) (OR 4006-2199)
3	24-025	4075 Virginia Ave	Unity Three Office Bldg LLC	2420-602-0013-000-8	0.47	COM	CG	PINEHURST S/D BLK 2 S 6.5 FT OF LOT 2, ALL LOT 3 AND S 40.93 FT OF LOT 9 AND THAT PART OF LOTS 6, 7 AND 8 MPDAF: BEG NW COR LOT 6, RUN E ALG N LI LOTS 6, 7 AND 8 TO NE COR LOT 8, TH S 33.2 FT, TH W TO A PT ON W LI OF LOT 6, 38.11 FT S OF NW COR OF LOT 6, TH N 38.11 FT TO POB AND W 1/2 VAC S 40 ST ADJ ON E AS IN OR 294-1872 AND OR 468-369 (0.47 AC) LESS FOR SR 70 AS IN OR 787-57. (OR 3034-556)
4	24-026	2304 S 41st Street	Unity Three Office Bldg LLC	2420-602-0016-000-9	0.3	COM	CG	PINEHURST S/D BLK 2 LOTS 4 AND 5 (0.30 AC) (OR 3674-2933)
5	24-027	4351 S 25th Street	Jose & Rosemary Torres	2432-414-0005-000-9	2.07	RS	AR-1	32 35 40 N 150 FT OF S 450 FT OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS E 40 FT FOR RD R/W AND LESS TO SLCAS IN OR 619-133- (2.07 AC) (OR 1549-1320)
6	24-028	4560 S 25th Street	Italian Castle Of The Treasure Coast LLC	2433-333-0001-000-6	20.06	RS & P/F	RF & I & AR-1	33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT,TH N 00 14 50 W 0.03 FT,TH N 00 02 57 E 77.97 FRT TO POB,TH CONT N 00 02 57 W 442.78 FT,TH N 89 42 06 EF 30.33 FT,TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102,TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)
7	24-029	4120 Selvitz	Accurate Septic Holdings LLC	2432-233-0001-000-6	1.68	IND	IH	32 35 40 N 200 FT OF S 653.50 FT OF E 365 FT OF W 415 FT OF SW 1/4 OF NW 1/4 (1.68 AC) (OR 2454-1199)

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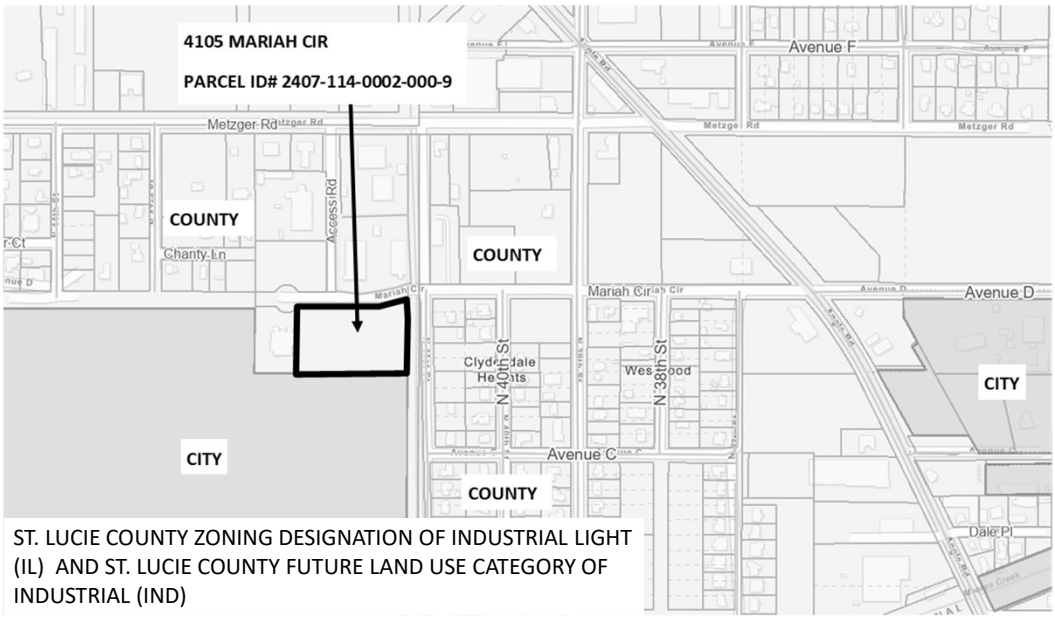

ST. LUCIE COUNTY ZONING DESIGNATION OF INDUSTRIAL LIGHT (IL) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF INDUSTRIAL (IND)

CITY INITIATED ANNEXATIONS

6

RECOMMENDATION

Staff recommend APPROVAL for the proposed ANNEXATION of 4105 MARIAH CIR.

ALTERNATIVE RECOMMENDATION

1. Recommend Modified Approval.
or
2. Recommend Disapproval.

CITY INITIATED ANNEXATIONS

7

SEQ	ORD #	SITE ADDRESS	OWNER	PARCEL ID	AREA (Ac)	FLU	ZONING	LEGAL
1	24-023	4105 Mariah Cir	KG Concrete & Development LLC	2407-114-0002-000-9	2.8	IND	IL	07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)
2	24-024	4106 Mariah Cir	Lawn Chair Properties LLC	2407-111-0001-000-3	1.99	IND	IL	7 35 40 E 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4-LESS N 355 FT AND LESS E 45 FT CANAL R/W AND LESS AVENUE D R/W- (1.99 AC) (OR 4006-2199)
3	24-025	4075 Virginia Ave	Unity Three Office Bldg LLC	2420-602-0013-000-8	0.47	COM	CG	PINEHURST S/D BLK 2 S 6.5 FT OF LOT 2, ALL LOT 3 AND S 40.93 FT OF LOT 9 AND THAT PART OF LOTS 6, 7 AND 8 MPDAF: BEG NW COR LOT 6, RUN E ALG N LI LOTS 6, 7 AND 8 TO NE COR LOT 8, TH S 33.2 FT, TH W TO A PT ON W LI OF LOT 6, 38.11 FT S OF NW COR OF LOT 6, TH N 38.11 FT TO POB AND W 1/2 VAC S 40 ST ADJ ON E AS IN OR 294-1872 AND OR 468-369 (0.47 AC) LESS FOR SR 70 AS IN OR 787-57. (OR 3034-556)
4	24-026	2304 S 41st Street	Unity Three Office Bldg LLC	2420-602-0016-000-9	0.3	COM	CG	PINEHURST S/D BLK 2 LOTS 4 AND 5 (0.30 AC) (OR 3674-2933)
5	24-027	4351 S 25th Street	Jose & Rosemary Torres	2432-414-0005-000-9	2.07	RS	AR-1	32 35 40 N 150 FT OF S 450 FT OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS E 40 FT FOR RD R/W AND LESS TO SLCAS IN OR 619-133- (2.07 AC) (OR 1549-1320)
6	24-028	4560 S 25th Street	Italian Castle Of The Treasure Coast LLC	2433-333-0001-000-6	20.06	RS & P/F	RF & I & AR-1	33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT,TH N 00 14 50 W 0.03 FT,TH N 00 02 57 E 77.97 FRT TO POB,TH CONT N 00 02 57 W 442.78 FT,TH N 89 42 06 EF 30.33 FT,TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102,TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)
7	24-029	4120 Selvitz	Accurate Septic Holdings LLC	2432-233-0001-000-6	1.68	IND	IH	32 35 40 N 200 FT OF S 653.50 FT OF E 365 FT OF W 415 FT OF SW 1/4 OF NW 1/4 (1.68 AC) (OR 2454-1199)

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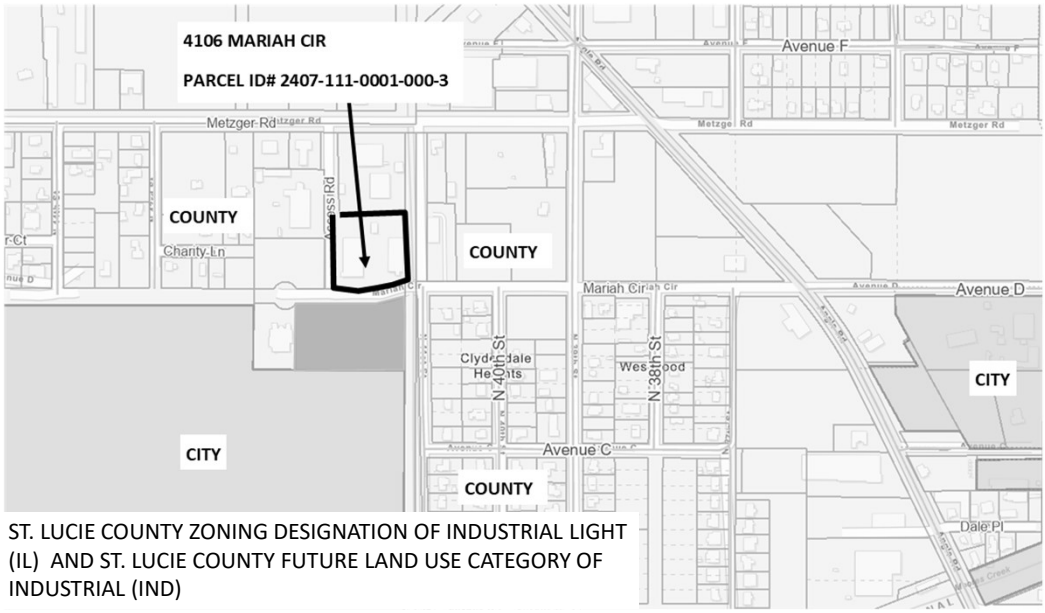

ST. LUCIE COUNTY ZONING DESIGNATION OF INDUSTRIAL LIGHT (IL) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF INDUSTRIAL (IND)

RECOMMENDATION

Staff recommend APPROVAL for the proposed ANNEXATION of 4106 MARIAH CIR.

ALTERNATIVE RECOMMENDATION

1. Modified Approval.
or
2. Disapproval.

SEQ	ORD #	SITE ADDRESS	OWNER	PARCEL ID	AREA (Ac)	FLU	ZONING	LEGAL
1	24-023	4105 Mariah Cir	KG Concrete & Development LLC	2407-114-0002-000-9	2.8	IND	IL	07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)
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3	24-025	4075 Virginia Ave	Unity Three Office Bldg LLC	2420-602-0013-000-8	0.47	COM	CG	PINEHURST S/D BLK 2 S 6.5 FT OF LOT 2, ALL LOT 3 AND S 40.93 FT OF LOT 9 AND THAT PART OF LOTS 6, 7 AND 8 MPDAF: BEG NW COR LOT 6, RUN E ALG N LI LOTS 6, 7 AND 8 TO NE COR LOT 8, TH S 33.2 FT, TH W TO A PT ON W LI OF LOT 6, 38.11 FT S OF NW COR OF LOT 6, TH N 38.11 FT TO POB AND W 1/2 VAC S 40 ST ADJ ON E AS IN OR 294-1872 AND OR 468-369 (0.47 AC) LESS FOR SR 70 AS IN OR 787-57. (OR 3034-556)
4	24-026	2304 S 41st Street	Unity Three Office Bldg LLC	2420-602-0016-000-9	0.3	COM	CG	PINEHURST S/D BLK 2 LOTS 4 AND 5 (0.30 AC) (OR 3674-2933)
5	24-027	4351 S 25th Street	Jose & Rosemary Torres	2432-414-0005-000-9	2.07	RS	AR-1	32 35 40 N 150 FT OF S 450 FT OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS E 40 FT FOR RD R/W AND LESS TO SLCAS IN OR 619-133- (2.07 AC) (OR 1549-1320)
6	24-028	4560 S 25th Street	Italian Castle Of The Treasure Coast LLC	2433-333-0001-000-6	20.06	RS & P/F	RF & I & AR-1	33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT,TH N 00 14 50 W 0.03 FT,TH N 00 02 57 E 77.97 FRT TO POB,TH CONT N 00 02 57 W 442.78 FT,TH N 89 42 06 EF 30.33 FT,TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102,TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)
7	24-029	4120 Selvitz	Accurate Septic Holdings LLC	2432-233-0001-000-6	1.68	IND	IH	32 35 40 N 200 FT OF S 653.50 FT OF E 365 FT OF W 415 FT OF SW 1/4 OF NW 1/4 (1.68 AC) (OR 2454-1199)

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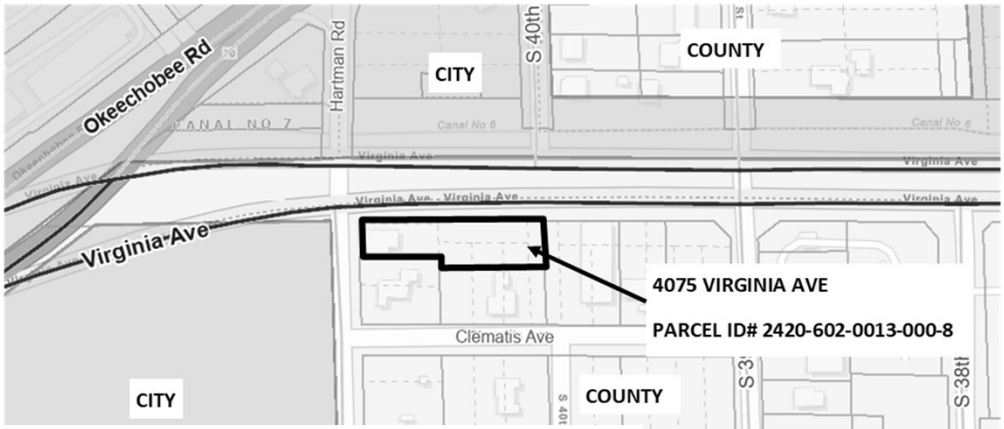


ST. LUCIE COUNTY ZONING DESIGNATION OF COMMERCIAL GENERAL (CG) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF COMMERCIAL (COM)

CITY INITIATED ANNEXATIONS

12

RECOMMENDATION

Staff recommend APPROVAL for the proposed ANNEXATION of 4075 VIRGINIA.

ALTERNATIVE RECOMMENDATION

1. Modified Approval.

or

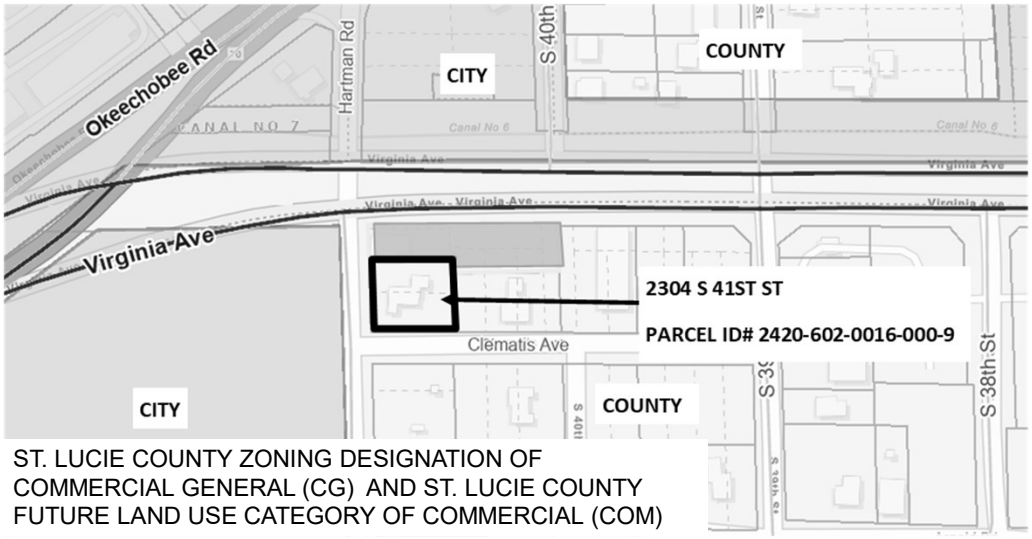
2. Disapproval.

CITY INITIATED ANNEXATIONS

13

SEQ	ORD #	SITE ADDRESS	OWNER	PARCEL ID	AREA (Ac)	FLU	ZONING	LEGAL
1	24-023	4105 Mariah Cir	KG Concrete & Development LLC	2407-114-0002-000-9	2.8	IND	IL	07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)
2	24-024	4106 Mariah Cir	Lawn Chair Properties LLC	2407-111-0001-000-3	1.99	IND	IL	7 35 40 E 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4-LESS N 355 FT AND LESS E 45 FT CANAL R/W AND LESS AVENUE D R/W- (1.99 AC) (OR 4006-2199)
3	24-025	4075 Virginia Ave	Unity Three Office Bldg LLC	2420-602-0013-000-8	0.47	COM	CG	PINEHURST S/D BLK 2 S 6.5 FT OF LOT 2, ALL LOT 3 AND S 40.93 FT OF LOT 9 AND THAT PART OF LOTS 6, 7 AND 8 MPDAF: BEG NW COR LOT 6, RUN E ALG N LI LOTS 6, 7 AND 8 TO NE COR LOT 8, TH S 33.2 FT, TH W TO A PT ON W LI OF LOT 6, 38.11 FT S OF NW COR OF LOT 6, TH N 38.11 FT TO POB AND W 1/2 VAC S 40 ST ADJ ON E AS IN OR 294-1872 AND OR 468-369 (0.47 AC) LESS FOR SR 70 AS IN OR 787-57. (OR 3034-556)
4	24-026	2304 S 41st Street	Unity Three Office Bldg LLC	2420-602-0016-000-9	0.3	COM	CG	PINEHURST S/D BLK 2 LOTS 4 AND 5 (0.30 AC) (OR 3674-2933)
5	24-027	4351 S 25th Street	Jose & Rosemary Torres	2432-414-0005-000-9	2.07	RS	AR-1	32 35 40 N 150 FT OF S 450 FT OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS E 40 FT FOR RD R/W AND LESS TO SLCAS IN OR 619-133- (2.07 AC) (OR 1549-1320)
6	24-028	4560 S 25th Street	Italian Castle Of The Treasure Coast LLC	2433-333-0001-000-6	20.06	RS & P/F	RF & I & AR-1	33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT,TH N 00 14 50 W 0.03 FT,TH N 00 02 57 E 77.97 FRT TO POB,TH CONT N 00 02 57 W 442.78 FT,TH N 89 42 06 EF 30.33 FT,TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102,TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)
7	24-029	4120 Selvitz	Accurate Septic Holdings LLC	2432-233-0001-000-6	1.68	IND	IH	32 35 40 N 200 FT OF S 653.50 FT OF E 365 FT OF W 415 FT OF SW 1/4 OF NW 1/4 (1.68 AC) (OR 2454-1199)

14



ST. LUCIE COUNTY ZONING DESIGNATION OF COMMERCIAL GENERAL (CG) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF COMMERCIAL (COM)

15

RECOMMENDATION

Staff recommend APPROVAL for the proposed ANNEXATION of 2304 S 41st.

ALTERNATIVE RECOMMENDATION

1. Modified Approval.
or
2. Disapproval.

16

SEQ	ORD #	SITE ADDRESS	OWNER	PARCEL ID	AREA (Ac)	FLU	ZONING	LEGAL
1	24-023	4105 Mariah Cir	KG Concrete & Development LLC	2407-114-0002-000-9	2.8	IND	IL	07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)
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5	24-027	4351 S 25th Street	Jose & Rosemary Torres	2432-414-0005-000-9	2.07	RS	AR-1	32 35 40 N 150 FT OF S 450 FT OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS E 40 FT FOR RD R/W AND LESS TO SLCAS IN OR 619-133- (2.07 AC) (OR 1549-1320)
6	24-028	4560 S 25th Street	Italian Castle Of The Treasure Coast LLC	2433-333-0001-000-6	20.06	RS & P/F	RF & I & AR-1	33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT,TH N 00 14 50 W 0.03 FT,TH N 00 02 57 E 77.97 FRT TO POB,TH CONT N 00 02 57 W 442.78 FT,TH N 89 42 06 EF 30.33 FT,TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102,TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)
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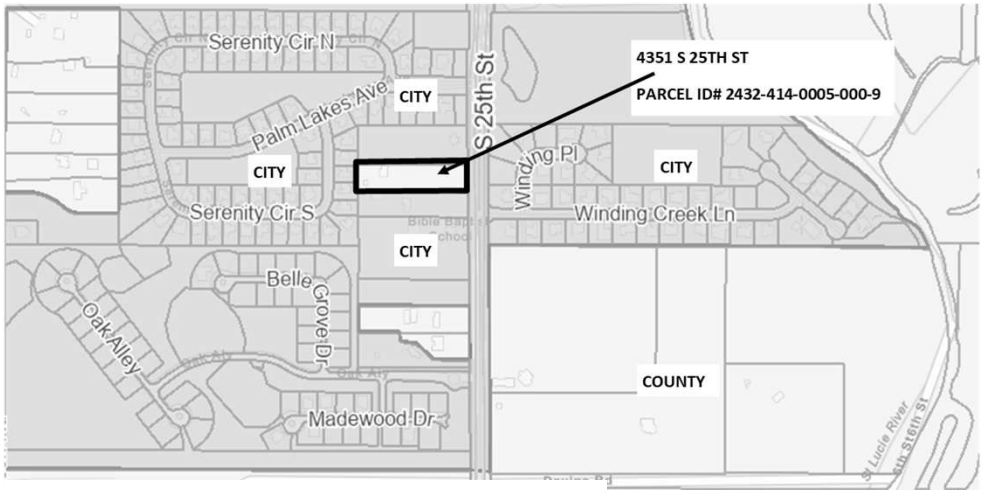


ST. LUCIE COUNTY ZONING DESIGNATION OF AGRICULTURAL-1 (AR-1) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF RESIDENTIAL SUBURBAN (RS)

CITY INITIATED ANNEXATIONS

18

RECOMMENDATION

Staff recommend APPROVAL for the proposed ANNEXATION of 4351 S 25th.

ALTERNATIVE RECOMMENDATION

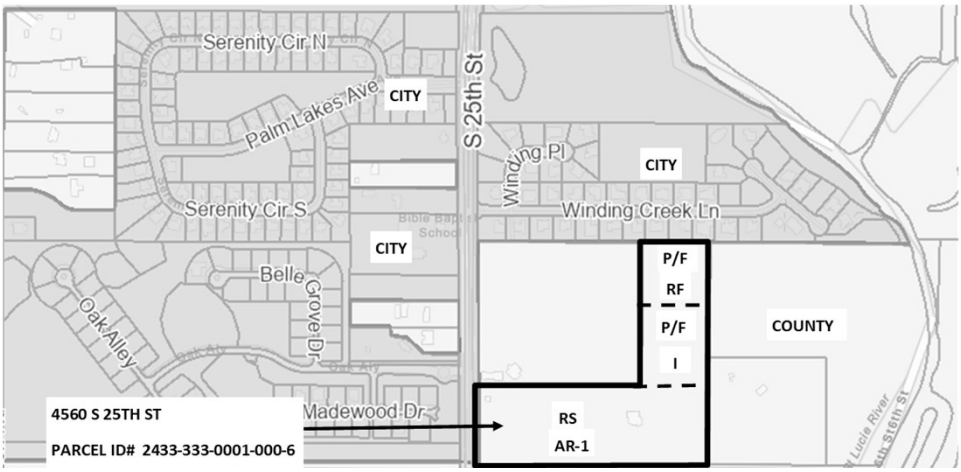
1. Modified Approval.
or
2. Disapproval.

CITY INITIATED ANNEXATIONS

19

SEQ	ORD #	SITE ADDRESS	OWNER	PARCEL ID	AREA (Ac)	FLU	ZONING	LEGAL
1	24-023	4105 Mariah Cir	KG Concrete & Development LLC	2407-114-0002-000-9	2.8	IND	IL	07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)
2	24-024	4106 Mariah Cir	Lawn Chair Properties LLC	2407-111-0001-000-3	1.99	IND	IL	7 35 40 E 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4-LESS N 355 FT AND LESS E 45 FT CANAL R/W AND LESS AVENUE D R/W- (1.99 AC) (OR 4006-2199)
3	24-025	4075 Virginia Ave	Unity Three Office Bldg LLC	2420-602-0013-000-8	0.47	COM	CG	PINEHURST S/D BLK 2 S 6.5 FT OF LOT 2, ALL LOT 3 AND S 40.93 FT OF LOT 9 AND THAT PART OF LOTS 6, 7 AND 8 MPDAF: BEG NW COR LOT 6, RUN E ALG N LI LOTS 6, 7 AND 8 TO NE COR LOT 8, TH S 33.2 FT, TH W TO A PT ON W LI OF LOT 6, 38.11 FT S OF NW COR OF LOT 6, TH N 38.11 FT TO POB AND W 1/2 VAC S 40 ST ADJ ON E AS IN OR 294-1872 AND OR 468-369 (0.47 AC) LESS FOR SR 70 AS IN OR 787-57. (OR 3034-556)
4	24-026	2304 S 41st Street	Unity Three Office Bldg LLC	2420-602-0016-000-9	0.3	COM	CG	PINEHURST S/D BLK 2 LOTS 4 AND 5 (0.30 AC) (OR 3674-2933)
5	24-027	4351 S 25th Street	Jose & Rosemary Torres	2432-414-0005-000-9	2.07	RS	AR-1	32 35 40 N 150 FT OF S 450 FT OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS E 40 FT FOR RD R/W AND LESS TO SLCAS IN OR 619-133- (2.07 AC) (OR 1549-1320)
6	24-028	4560 S 25th Street	Italian Castle Of The Treasure Coast LLC	2433-333-0001-000-6	20.06	RS & P/F	RF & I & AR-1	33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT,TH N 00 14 50 W 0.03 FT,TH N 00 02 57 E 77.97 FRT TO POB,TH CONT N 00 02 57 W 442.78 FT,TH N 89 42 06 EF 30.33 FT,TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102,TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)
7	24-029	4120 Selvitz	Accurate Septic Holdings LLC	2432-233-0001-000-6	1.68	IND	IH	32 35 40 N 200 FT OF S 653.50 FT OF E 365 FT OF W 415 FT OF SW 1/4 OF NW 1/4 (1.68 AC) (OR 2454-1199)

20



ST. LUCIE COUNTY ZONING DESIGNATIONS OF AGRICULTURAL-1 (AR-1) AND RELIGIOUS FACILITIES (RF) AND INSTITUTIONAL (I) AND THE ST. LUCIE COUNTY FUTURE LAND USE CATEGORIES OF PUBLIC FACILITIES (P/F) AND RESIDENTIAL SUBURBAN (RS)

RECOMMENDATION

Staff recommend APPROVAL for the proposed ANNEXATION of 4560 S 25th ST.

ALTERNATIVE RECOMMENDATION

1. Modified Approval.
or
2. Disapproval.

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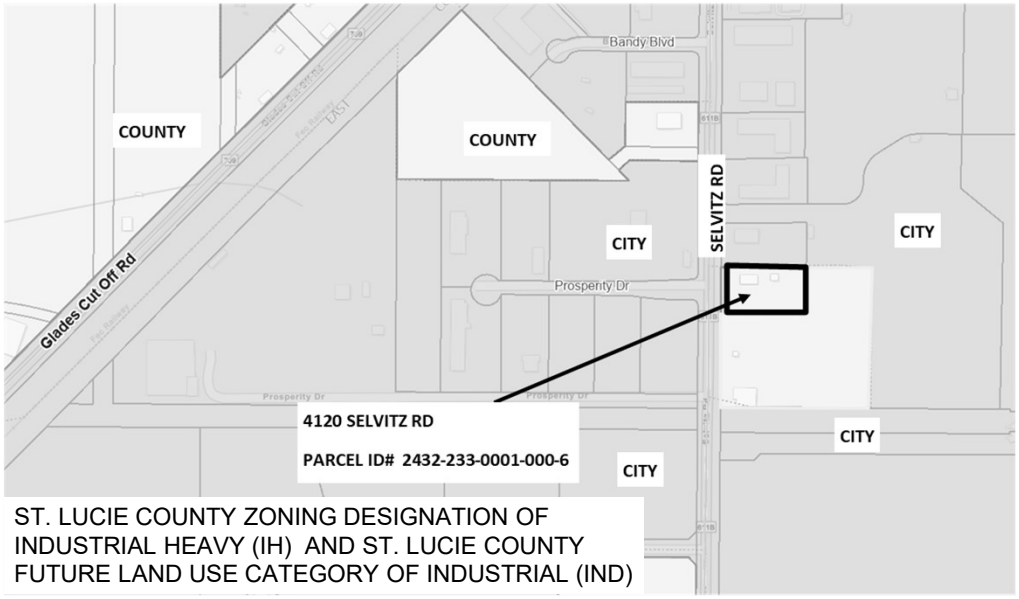


ST. LUCIE COUNTY ZONING DESIGNATION OF INDUSTRIAL HEAVY (IH) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF INDUSTRIAL (IND)

CITY INITIATED ANNEXATIONS

24

RECOMMENDATION

Staff recommend APPROVAL for the proposed ANNEXATION of 4120 SELVITZ RD.

ALTERNATIVE RECOMMENDATION

1. Modified Approval.
or
2. Disapproval.

ORDINANCE NO. 24-025

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4075 VIRGINIA AVE IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF COMMERCIAL GENERAL (CG) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF COMMERCIAL (COM); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Part I, Chapter 171, Florida Statutes, sets forth a procedure for Municipal Annexation; and

WHEREAS, in accordance with Chapter 171.044 F.S., the owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may apply to the governing body of said municipality to have said property be annexed to the municipality; and

WHEREAS, the owners have entered an Annexation Agreement **Exhibit "A"** with the Fort Pierce Utilities Authority which grants in consideration of water service and/or sewer service to the subject property that such agreement is considered as a voluntary application for annexation into the City of Fort Pierce; and

WHEREAS, the Annexation Agreement bears the signature(s) of current and/or former owner(s) of property in the area proposed to be annexed; and

WHEREAS, the Grantor identified in each Fort Pierce Utilities Authority Annexation Agreement represents themselves, their heirs, successors, and assigns in regard to the subject property and also waives any and all objection to annexation of the property; and

WHEREAS, the estimated population of the annexation is 0; and

WHEREAS, the City of Fort Pierce Planning Board, at their May 13th, 2024, meeting, voted 6 to 0 to recommend approval of the request; and

WHEREAS, in accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department has provided notice of this annexation by mail to the St. Lucie County Administrator's Office on July 2nd, 2024, no fewer than thirty (30) days prior to the first reading of this annexation by the City Commission of the City of Fort Pierce, Florida; and

WHEREAS, in accordance with Chapter 171.044(6) of the Florida Statutes, the City Planning Department has provided notice of this annexation, via certified mail, to the

St. Lucie County Board of County Commissioners on July 8th, 2024, no fewer than ten (10) days prior to publishing or posting the ordinance notice.

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. The territorial limits of the City of Fort Pierce, Florida, are hereby extended, as depicted, together with legal description on **Exhibit "B,"** attached hereto and incorporated herein; and annexed into the City:

Parcel ID: 2420-602-0013-000-8

LEGAL DESCRIPTION:
PINEHURST S/D BLK 2 S 6.5 FT OF LOT 2, ALL LOT 3 AND S 40.93 FTOF LOT 9 AND THAT PART OF LOTS 6, 7 AND 8 MPDAF: BEG NW CORLOT 6, RUN E ALG N LI LOTS 6, 7 AND 8 TO NE COR LOT 8, TH S 33.2FT, TH W TO A PT ON W LI OF LOT 6, 38.11 FT S OF NW COR OF LOT 6,TH N 38.11 FT TO POB AND W 1/2 VAC S 40 ST ADJ ON E AS IN OR 294-1872 AND OR 468-369 (0.47 AC) LESS FOR SR 70 AS IN OR 787-57. (OR3034-556)

Containing 0.47 acres, more or less.

Said property containing 0.47 acres and being generally located at 4075 Virginia Avenue, Fort Pierce, FL 34981.

SECTION 2. The subject property shall retain the existing St. Lucie County Zoning designation of Commercial General (CG) and the existing St. Lucie County Future Land Use category of Commercial (COM).

SECTION 3. That the St. Lucie County Property Appraiser and the St. Lucie County Tax Collector are directed to place upon and add to the assessment roll, and to collect taxes on the land described in Exhibit "B" hereof as of January 1, 2025, and subsequent years, and to enter the same at such valuation that it will bear an equal and just proportion of taxes as of that date and subsequent years. The property tax classifications and exemptions currently in effect upon and applied to the land described in Exhibit "B" shall not be affected by this Ordinance, so long as the classifications and exemptions are consistent with the standards set forth by the Saint Lucie County Property Appraiser. Nothing in this Ordinance is intended to, or shall be construed as, a revocation or abrogation of the land's current Saint Lucie County Property Appraiser's tax classifications and exemptions.

SECTION 4. That in accordance with Chapter 171.044(3), this Ordinance shall be filed with clerk of the circuit court, the chief administrative officer of St. Lucie County, and the Department of State within seven (7) days after adoption.

SECTION 5. That in accordance with Chapter 171.091, any change in the City boundaries through annexation shall revise the charter boundary article and shall be filed as a revision of the charter with the Department of State within thirty (30) days; and a copy of such revision shall be submitted to the Office of Economic and Demographic Research along with a statement specifying the population census effect and the affected land area.

SECTION 6. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 7. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance, which shall remain in effect,

it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 8. This Ordinance shall take effect immediately upon passage.

APPROVED AS TO
FORM AND CORRECTNESS:

_____
Sara Hedges ESQ.
City Attorney

STATE OF FLORIDA COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 24-025 was duly advertised by title only in the St. Lucie News Tribune on July 21, 2024; copy of said Ordinance was made available at the Office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on 5, August, 2024; and was duly introduced, read by title only, and passed on second and final reading on _____, 2024, by the City Commission of Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this _____ day of _____, 2024.

_____
Linda Hudson, Mayor

ATTEST:

_____
Linda W. Cox
City Clerk

(SEAL)

EXHIBIT "A"
FORT PIERCE UTILITIES ANNEXATION AGREEMENT (page 1 of 2)

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5091645 OR BOOK 4882 PAGE 1206, Recorded 08/31/2022 03:57:23 PM

RETURN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE BOX	**ANNEXATION AGREEMENT** **LIMITED LIABILITY COMPANY**
This instrument prepared by: **R. N. Koblegard, III, Esquire** **P.O. Box 1535** **Jensen Beach, FL 34957**	**UNITY THREE OFFICE BUILDING, LLC** **145 NW CENTRAL PARK PLAZA, SUITE 109** **PORT ST. LUCIE, FLORIDA 34986**
Property Appraisers Parcel Identification (Folio) Number(s): 2420-802-0013-000-8	
TO: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191	4075 VIRGINIA AVENUE, FORT PIERCE, FLORIDA 34981 Location Address 145 NW CENTRAL PARK PLAZA, SUITE 109 PORT ST. LUCIE, FLORIDA 34986 Mailing Address (if different from location address)

Dear Sir/Madame:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

ATTACHED EXHIBIT "A"

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my above-described property into the City of Fort Pierce, Florida, together with any real property contiguous to the above described property owned by the undersigned at the time of signing or acquired in the future. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, the GRANTOR has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized this 29th day of August, 2022.

UNITY THREE OFFICE BUILDING, LLC - GRANTOR

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

Witness Signature
Patricia M. Barletta
Printed Witness Signature

Witness Signature
Maria D. Toledo
Printed Witness Signature

Signature – Patrick A. Pinkney, Managing Member of Unity Three Office Building, LLC, with full right and authority to convey interest in real property.
Patrick A. Pinkney
Printed Signature

145 NW CENTRAL PARK PLAZA, SUITE 109
PORT ST. LUCIE, FLORIDA 34986
Address

EXHIBIT "A"
FORT PIERCE UTILITIES ANNEXATION AGREEMENT (page 2 of 2)

OR BOOK 4882 PAGE 1207

STATE OF Florida
COUNTY OF St. Lucie

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Patrick A. Pinkney, Managing Member of Unity Three Office Building, LLC known to me to be a Managing Member with full authority of the entity in whose name the foregoing instrument was executed, and that he acknowledged executing the same for such entity, freely and voluntarily, under authority duly vested in (him)(her) by said entity, that I relied upon the following form of identification of the above-named person: Driver's Licenses, and that an oath was not taken.

RUBBER STAMP NOTARY SEAL

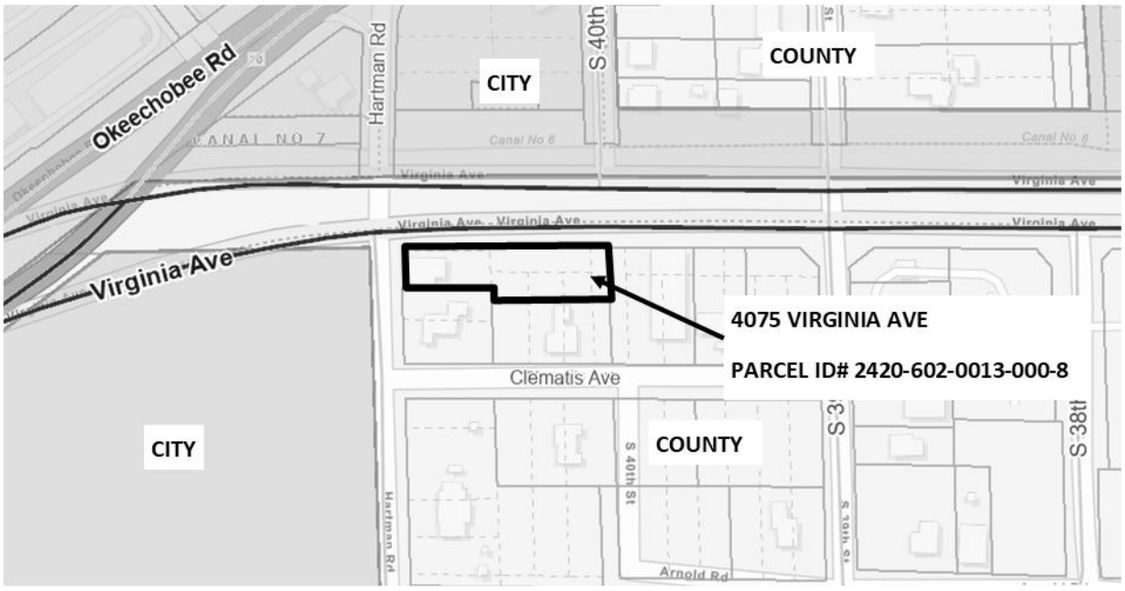
MARIA D. TOLEDO
Commission # GG 077734
Expires November 19, 2022
Bonded Thru Budget Notary Services

Witness my hand and official Seal in the County and State last aforesaid this 29 day of August A.D. 2022.

Maria D. Toledo
Notary Signature

Maria D Toledo
Notary Printed Signature

EXHIBIT "B"
TERRITORIAL LIMITS AND LEGAL DESCRIPTION



LEGAL DESCRIPTION

PINEHURST S/D BLK 2 S 6.5 FT OF LOT 2, ALL LOT 3 AND S 40.93 FTOF LOT 9 AND THAT PART OF LOTS 6, 7 AND 8 MPDAF: BEG NW CORLOT 6, RUN E ALG N LI LOTS 6, 7 AND 8 TO NE COR LOT 8, TH S 33.2FT, TH W TO A PT ON W LI OF LOT 6, 38.11 FT S OF NW COR OF LOT 6,TH N 38.11 FT TO POB AND W 1/2 VAC S 40 ST ADJ ON E AS IN OR 294-1872 AND OR 468-369 (0.47 AC) LESS FOR SR 70 AS IN OR 787-57. (OR3034-556)

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5091645 OR BOOK 4882 PAGE 1206, Recorded 08/31/2022 03:57:23 PM

RETURN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE BOX This instrument prepared by: **R. N. Koblegard, III, Esquire** **P.O. Box 1535** **Jensen Beach, FL 34957** Property Appraisers Parcel Identification (Folio) Number(s): 2420-602-0013-000-8	**ANNEXATION AGREEMENT** **LIMITED LIABILITY COMPANY** **UNITY THREE OFFICE BUILDING, LLC** **145 NW CENTRAL PARK PLAZA, SUITE 109** **PORT ST. LUCIE, FLORIDA 34986**
TO: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191	4075 VIRGINIA AVENUE, FORT PIERCE, FLORIDA 34981 Location Address 145 NW CENTRAL PARK PLAZA, SUITE 109 PORT ST. LUCIE, FLORIDA 34986 Mailing Address (if different from location address)

Dear Sir/Madame:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

ATTACHED EXHIBIT "A"

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my above-described property into the City of Fort Pierce, Florida, together with any real property contiguous to the above described property owned by the undersigned at the time of signing or acquired in the future. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, the GRANTOR has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized this 29th *day of* August, *2022.*

UNITY THREE OFFICE BUILDING, LLC - GRANTOR

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

Patricia M. Barletta
Witness Signature

Patricia M. Barletta
Printed Witness Signature

Maria D. Toledo
Witness Signature

Maria D. Toledo
Printed Witness Signature

Padrick A. Pinkney
Signature – Padrick A. Pinkney, Managing Member of Unity Three Office Building, LLC, with full right and authority to convey interest in real property.

Padrick A. Pinkney
Printed Signature

145 NW CENTRAL PARK PLAZA, SUITE 109
PORT ST. LUCIE, FLORIDA 34986
Address

STATE OF Florida
COUNTY OF St. Lucie

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Padrick A. Pinkney, Managing Member of Unity Three Office Building, LLC known to me to be a Managing Member with full authority of the entity in whose name the foregoing instrument was executed, and that he acknowledged executing the same for such entity, freely and voluntarily, under authority duly vested in (him)(her) by said entity, that I relied upon the following form of identification of the above-named person: Driver's Licenses, and that an oath was not taken.

RUBBER STAMP NOTARY SEAL

MARIA D. TOLEDO
Commission # GG 277734
Expires November 19, 2022
Bonded Thru Budget Notary Services

Witness my hand and official Seal in the County and State last aforesaid this 29 day of August A.D. 2022.

Maria D. Toledo
Notary Signature

Maria D. Toledo
Notary Printed Signature

BUSINESS IMPACT ESTIMATE

SUBMITTED BY:

SUBJECT:

---

1. Summary of the proposed ordinance, including a statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the municipality.

2. Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City:

   a. Estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted.

   b. Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.

   c. An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

3. A good faith estimate of the number of businesses likely to be impacted by the ordinance.

4. Any additional information the Commission may find useful.

As approved as part of SB170 and effective October 1, 2023, pursuant to Section 166.041(4), Florida Statutes, the City is required to prepare a business impact estimate prior to enacting an ordinance, subject to exemptions noted in the Law.

This does not apply to the following types of ordinances:

1. Ordinances required for compliance with federal or state law or regulation;
2. Ordinances relating to the issuance or refinancing of debt;
3. Ordinances relating to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
4. Ordinances required to implement a contract or an agreement, including, but not limited to, any federal, state, local, or private grant, or other financial assistance accepted by a municipal government;
5. Emergency ordinances;
6. Ordinances relating to procurement; or
7. Ordinances enacted to implement the following:
    a. Part II of chapter 163, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements, and development permits;
    b. Sections 190.005 and 190.046; 351
    c. Section 553.73, relating to the Florida Building Code; or
    d. Section 633.202, relating to the Florida Fire Prevention Code.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Legislative Hearing - Ordinance 24-025 - City Initiated Annexation 4075 Virginia Ave

NOTICES PROVIDED PURSUANT TO: City Code Section 125-37 of the Code of Ordinances of the City of Fort Pierce and Chapter 171 of Florida State Statutes.

NOTICE BY NEWSPAPER: July 21st, 2024, **and,** August 4th, 2024.

NOTICE BY MAIL: July 2nd, 2024

NOTICE BY SIGNS: N/A

VERIFIED BY: Kev Freeman

TITLE: Planning Director

SIGNATURE:

DATE: July 7th, 2024

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE
Florida

TO: Kev Freeman, Planning Director

FROM: Sara Hedges, City Attorney SH

RE: Voluntary Annexation (City-FPUA) at 4075 Virginia Ave

CAO RLS FILE: RLS 24-193

DATE: June 7, 2024

I have reviewed the above Request for Legal Services (RLS). I have made suggested changes to the Ordinance, mostly to make this Ordinance consistent in template to recent annexation ordinances. Please incorporate these changes into your template. The Ordinance has been uploaded in a Track Changes Version and a Clean Copy Version, with the suggested changes included. The Clean Copy Version is approved as to form and correctness. You will need to include the information in the blanks prior to presentation to the City Commission.

If you have any questions, please do not hesitate to contact this Office via phone or e-mail.

Thank you.
SH/mm

LocaliQ
Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Linda Cox
Accounts Payable Dept
City Of Fort Pierce Legals
Po Box 1480
Fort Pierce FL 34954-1480

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Main Legal CLEGL, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

07/21/2024, 08/04/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/04/2024

Legal Clerk

Notary, State of WI, County of Brown

3.7.29

My commission expires

Publication Cost:	$1691.60
Tax Amount:	$0.00
Payment Cost:	$1691.60
Order No:	10380266
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1

THIS IS NOT AN INVOICE!

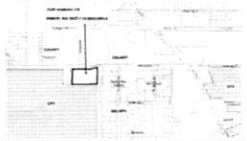
Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

CITY OF FORT PIERCE
NOTICE OF PROPOSED ANNEXATION

The City Commission of the City of Fort Pierce, Florida, pursuant to Chapter 171 of Florida State Statutes, and of the Code of Ordinances of the City of Fort Pierce, will hold Public Hearings, on Monday August 5, 2024, at 5:05 p.m. and on Monday August 19, 2024, at 5:05 p.m. for the enactment of the following proposed annexation ordinance, in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida; said ordinances entitled:

ORDINANCE NO. 24-023 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4195 MARIAH CIR IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF INDUSTRIAL LIGHT (IL) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF INDUSTRIAL (IND); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

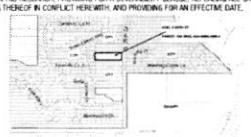


ORDINANCE NO. 24-024 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4106 MARIAH CIR IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF INDUSTRIAL LIGHT (IL) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF INDUSTRIAL (IND); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

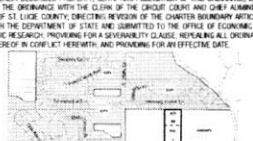
ORDINANCE NO. 24-025 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4675 VIRGINIA AVE IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF COMMERCIAL GENERAL (CG) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF COMMERCIAL (COM); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 24-026 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 2304 SOUTH 41ST STREET IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF COMMERCIAL GENERAL (CG) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF COMMERCIAL (COM); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 24-027 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4351 SOUTH 25TH STREET IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF AGRICULTURAL-1 (AR-1) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF RESIDENTIAL SUBURBAN (RS); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.



ORDINANCE NO. 24-028 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4560 SOUTH 25TH STREET IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATIONS OF AGRICULTURAL-1 (AR-1) AND RELIGIOUS FACILITIES (RF) AND INSTITUTIONAL-B AND THE ST. LUCIE COUNTY FUTURE LAND USE CATEGORIES OF PUBLIC FACILITIES (PF) AND RESIDENTIAL SUBURBAN (RS); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.



ORDINANCE NO. 24-029 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4120 SEAVIEW RD IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF INDUSTRIAL HEAVY (IH) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF INDUSTRIAL (IND); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

All interested parties may appear at the Public Hearings and be heard with respect to the proposed annexations. Said proposed ordinance and application will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1 Fort Pierce, Florida.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises you that if you or another person decides to appeal any decision made by the City Commission with respect to any matter considered at its meeting or hearing, that you or said person will need a record of the proceedings, and that for such purpose, affected persons may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

/s/ Linda W. Cox, City Clerk
Publish: 7/21/24 and 8/4/24

TR-PM01-47

City Commission Regular Meeting - 5:05 pm **12. d.**

Meeting Date: 08/19/2024

Re: Legislative Hearing - Ordinance 24-026 - City Initiated Annexation 2304 S 41st Street

Submitted For: Kev Freeman, Planning Director, Planning Department

---

SUBJECT:

Legislative Hearing - Ordinance 24-026 - City Initiated Annexation of one (1) parcel owned by Unity Three Office Bldg LLC located at or near 2304 S 41st Street. Parcel ID#:2420-602-0016-000-9 - SECOND READING

SUMMARY:

This parcel is subject to a utility agreement with the City of Fort Pierce, and Fort Pierce Utility Authority. The agreement provides for the annexation of the subject property at the time that it becomes contiguous with the City limits.

The annexation agreements bind subsequent heirs, successors or assigns, to annex into the City limits once the condition to annex has been met. That condition has recently been met.

The Current Zoning and Future Land Use of the property will not be amended at this time and will remain as designated/categorized by St. Lucie County.

RECOMMENDATION:

Staff recommends APPROVAL of the City Initiated Annexation.

ALTERNATIVES:

1. Modified Approval.

or

2. Disapproval.

RESPONSIBLE STAFF:

Kev Freeman, Planning Director.

COORDINATED WITH:

City Attorney
Planning Board

Fiscal Impact

Budgeted Y/N: N

Fiscal Year: 2025

OTHER INFORMATION:

Additional Property Tax

Attachments

Staff Presentation
Draft Ordinance
FPUA Agreement
Business Impact
Public Notification Certification
RLS
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	07/06/2024 12:05 PM
City Manager	Nick Mimms	07/22/2024 09:44 AM

Form Started By: Kev Freeman Started On: 07/05/2024 10:02 AM
Final Approval Date: 08/12/2024

CITY OF FORT PIERCE

CITY COMMISSION

AUGUST 5th ,2024

CITY INITIATED ANNEXATIONS

1

SUMMARY

Seven (7) properties are subject to existing utility agreements with the City of Fort Pierce, and Fort Pierce Utility Authority.

The agreement provides for the annexation of the subject property at the time that the subject property becomes contiguous with the City limit.

The annexation agreements bind subsequent heirs, successors, or assigns to annex voluntarily into the City limits once the condition to annex has been met. That condition has recently been met for these lots or will subsequently be met because of the proposed sequence of processing of the annexations.

2

SEQ	ORD #	SITE ADDRESS	OWNER	PARCEL ID	AREA (Ac)	FLU	ZONING	LEGAL
1	24-023	4105 Mariah Cir	KG Concrete & Development LLC	2407-114-0002-000-9	2.8	IND	IL	07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)
2	24-024	4106 Mariah Cir	Lawn Chair Properties LLC	2407-111-0001-000-3	1.99	IND	IL	7 35 40 E 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4-LESS N 355 FT AND LESS E 45 FT CANAL R/W AND LESS AVENUE D R/W- (1.99 AC) (OR 4006-2199)
3	24-025	4075 Virginia Ave	Unity Three Office Bldg LLC	2420-602-0013-000-8	0.47	COM	CG	PINEHURST S/D BLK 2 S 6.5 FT OF LOT 2, ALL LOT 3 AND S 40.93 FT OF LOT 9 AND THAT PART OF LOTS 6, 7 AND 8 MPDAF: BEG NW COR LOT 6, RUN E ALG N LI LOTS 6, 7 AND 8 TO NE COR LOT 8, TH S 33.2 FT, TH W TO A PT ON W LI OF LOT 6, 38.11 FT S OF NW COR OF LOT 6, TH N 38.11 FT TO POB AND W 1/2 VAC S 40 ST ADJ ON E AS IN OR 294-1872 AND OR 468-369 (0.47 AC) LESS FOR SR 70 AS IN OR 787-57. (OR 3034-556)
4	24-026	2304 S 41st Street	Unity Three Office Bldg LLC	2420-602-0016-000-9	0.3	COM	CG	PINEHURST S/D BLK 2 LOTS 4 AND 5 (0.30 AC) (OR 3674-2933)
5	24-027	4351 S 25th Street	Jose & Rosemary Torres	2432-414-0005-000-9	2.07	RS	AR-1	32 35 40 N 150 FT OF S 450 FT OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS E 40 FT FOR RD R/W AND LESS TO SLCAS IN OR 619-133- (2.07 AC) (OR 1549-1320)
6	24-028	4560 S 25th Street	Italian Castle Of The Treasure Coast LLC	2433-333-0001-000-6	20.06	RS & P/F	RF & I & AR-1	33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT,TH N 00 14 50 W 0.03 FT,TH N 00 02 57 E 77.97 FRT TO POB,TH CONT N 00 02 57 W 442.78 FT,TH N 89 42 06 EF 30.33 FT,TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102,TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)
7	24-029	4120 Selvitz	Accurate Septic Holdings LLC	2432-233-0001-000-6	1.68	IND	IH	32 35 40 N 200 FT OF S 653.50 FT OF E 365 FT OF W 415 FT OF SW 1/4 OF NW 1/4 (1.68 AC) (OR 2454-1199)

3

SUMMARY

The Current Zoning and Future Land Use of the properties will not be amended at this time and will remain as designated/categorized by St. Lucie County.

The annexations will be processed through seven (7) ordinances being dealt with in a sequence to meet with State Statute requirement for contiguity.

CITY INITIATED ANNEXATIONS

4

SEQ	ORD #	SITE ADDRESS	OWNER	PARCEL ID	AREA (Ac)	FLU	ZONING	LEGAL
1	24-023	4105 Mariah Cir	KG Concrete & Development LLC	2407-114-0002-000-9	2.8	IND	IL	07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)
2	24-024	4106 Mariah Cir	Lawn Chair Properties LLC	2407-111-0001-000-3	1.99	IND	IL	7 35 40 E 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4-LESS N 355 FT AND LESS E 45 FT CANAL R/W AND LESS AVENUE D R/W- (1.99 AC) (OR 4006-2199)
3	24-025	4075 Virginia Ave	Unity Three Office Bldg LLC	2420-602-0013-000-8	0.47	COM	CG	PINEHURST S/D BLK 2 S 6.5 FT OF LOT 2, ALL LOT 3 AND S 40.93 FT OF LOT 9 AND THAT PART OF LOTS 6, 7 AND 8 MPDAF: BEG NW COR LOT 6, RUN E ALG N LI LOTS 6, 7 AND 8 TO NE COR LOT 8, TH S 33.2 FT, TH W TO A PT ON W LI OF LOT 6, 38.11 FT S OF NW COR OF LOT 6, TH N 38.11 FT TO POB AND W 1/2 VAC S 40 ST ADJ ON E AS IN OR 294-1872 AND OR 468-369 (0.47 AC) LESS FOR SR 70 AS IN OR 787-57. (OR 3034-556)
4	24-026	2304 S 41st Street	Unity Three Office Bldg LLC	2420-602-0016-000-9	0.3	COM	CG	PINEHURST S/D BLK 2 LOTS 4 AND 5 (0.30 AC) (OR 3674-2933)
5	24-027	4351 S 25th Street	Jose & Rosemary Torres	2432-414-0005-000-9	2.07	RS	AR-1	32 35 40 N 150 FT OF S 450 FT OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS E 40 FT FOR RD R/W AND LESS TO SLCAS IN OR 619-133- (2.07 AC) (OR 1549-1320)
6	24-028	4560 S 25th Street	Italian Castle Of The Treasure Coast LLC	2433-333-0001-000-6	20.06	RS & P/F	RF & I & AR-1	33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT,TH N 00 14 50 W 0.03 FT,TH N 00 02 57 E 77.97 FRT TO POB,TH CONT N 00 02 57 W 442.78 FT,TH N 89 42 06 EF 30.33 FT,TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102,TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)
7	24-029	4120 Selvitz	Accurate Septic Holdings LLC	2432-233-0001-000-6	1.68	IND	IH	32 35 40 N 200 FT OF S 653.50 FT OF E 365 FT OF W 415 FT OF SW 1/4 OF NW 1/4 (1.68 AC) (OR 2454-1199)

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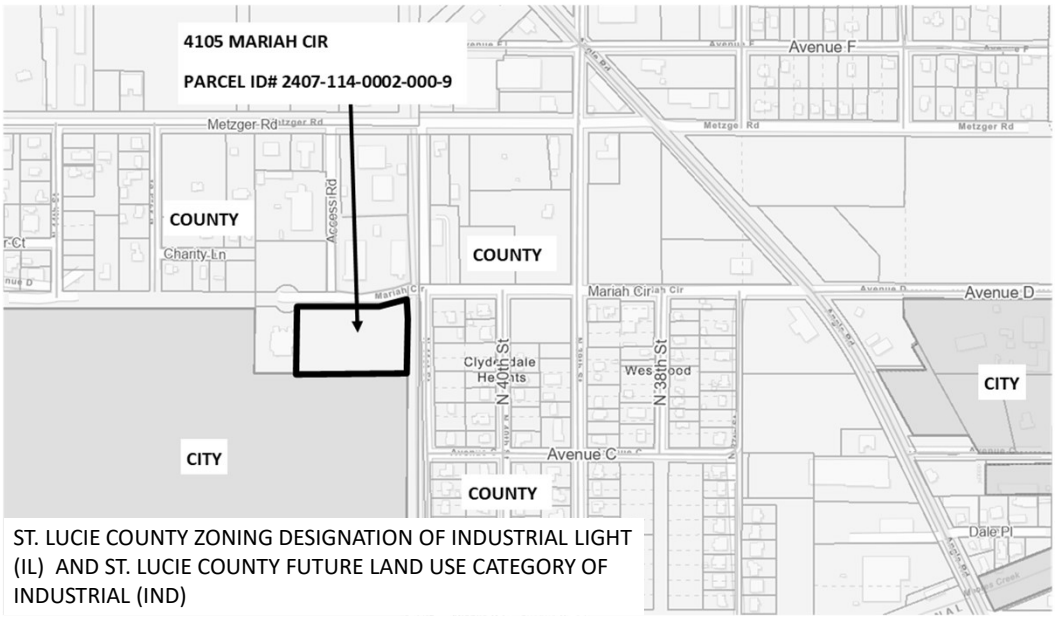

ST. LUCIE COUNTY ZONING DESIGNATION OF INDUSTRIAL LIGHT (IL) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF INDUSTRIAL (IND)

CITY INITIATED ANNEXATIONS

6

RECOMMENDATION

Staff recommend APPROVAL for the proposed ANNEXATION of 4105 MARIAH CIR.

ALTERNATIVE RECOMMENDATION

1. Recommend Modified Approval.
or
2. Recommend Disapproval.

CITY INITIATED ANNEXATIONS

7

SEQ	ORD #	SITE ADDRESS	OWNER	PARCEL ID	AREA (Ac)	FLU	ZONING	LEGAL
1	24-023	4105 Mariah Cir	KG Concrete & Development LLC	2407-114-0002-000-9	2.8	IND	IL	07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)
2	24-024	4106 Mariah Cir	Lawn Chair Properties LLC	2407-111-0001-000-3	1.99	IND	IL	7 35 40 E 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4-LESS N 355 FT AND LESS E 45 FT CANAL R/W AND LESS AVENUE D R/W- (1.99 AC) (OR 4006-2199)
3	24-025	4075 Virginia Ave	Unity Three Office Bldg LLC	2420-602-0013-000-8	0.47	COM	CG	PINEHURST S/D BLK 2 S 6.5 FT OF LOT 2, ALL LOT 3 AND S 40.93 FT OF LOT 9 AND THAT PART OF LOTS 6, 7 AND 8 MPDAF: BEG NW COR LOT 6, RUN E ALG N LI LOTS 6, 7 AND 8 TO NE COR LOT 8, TH S 33.2 FT, TH W TO A PT ON W LI OF LOT 6, 38.11 FT S OF NW COR OF LOT 6, TH N 38.11 FT TO POB AND W 1/2 VAC S 40 ST ADJ ON E AS IN OR 294-1872 AND OR 468-369 (0.47 AC) LESS FOR SR 70 AS IN OR 787-57. (OR 3034-556)
4	24-026	2304 S 41st Street	Unity Three Office Bldg LLC	2420-602-0016-000-9	0.3	COM	CG	PINEHURST S/D BLK 2 LOTS 4 AND 5 (0.30 AC) (OR 3674-2933)
5	24-027	4351 S 25th Street	Jose & Rosemary Torres	2432-414-0005-000-9	2.07	RS	AR-1	32 35 40 N 150 FT OF S 450 FT OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS E 40 FT FOR RD R/W AND LESS TO SLCAS IN OR 619-133- (2.07 AC) (OR 1549-1320)
6	24-028	4560 S 25th Street	Italian Castle Of The Treasure Coast LLC	2433-333-0001-000-6	20.06	RS & P/F	RF & I & AR-1	33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT,TH N 00 14 50 W 0.03 FT,TH N 00 02 57 E 77.97 FRT TO POB,TH CONT N 00 02 57 W 442.78 FT,TH N 89 42 06 EF 30.33 FT,TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102,TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)
7	24-029	4120 Selvitz	Accurate Septic Holdings LLC	2432-233-0001-000-6	1.68	IND	IH	32 35 40 N 200 FT OF S 653.50 FT OF E 365 FT OF W 415 FT OF SW 1/4 OF NW 1/4 (1.68 AC) (OR 2454-1199)

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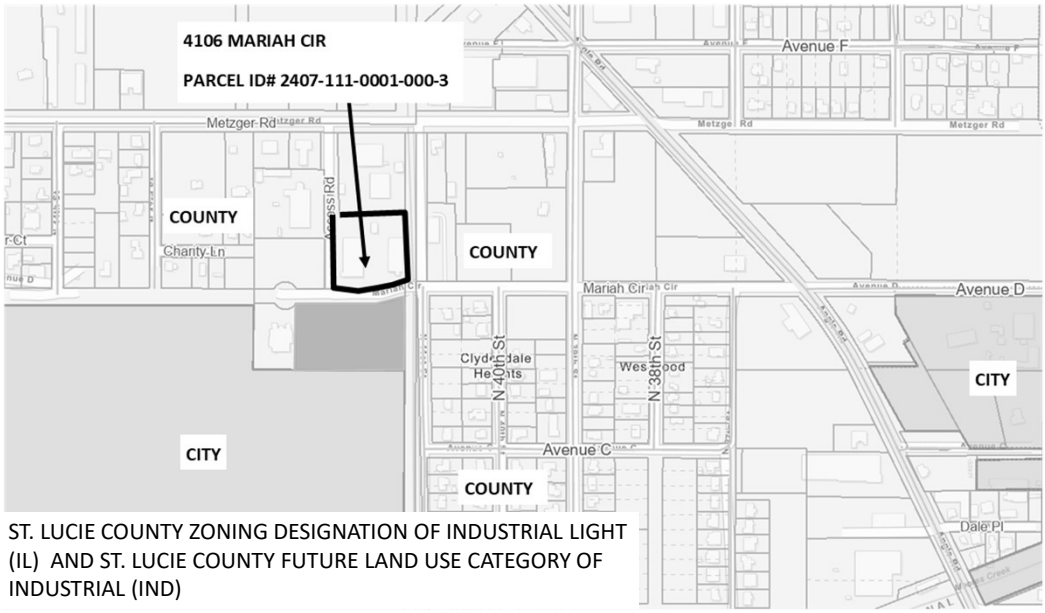

ST. LUCIE COUNTY ZONING DESIGNATION OF INDUSTRIAL LIGHT (IL) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF INDUSTRIAL (IND)

RECOMMENDATION

Staff recommend APPROVAL for the proposed ANNEXATION of 4106 MARIAH CIR.

ALTERNATIVE RECOMMENDATION

1. Modified Approval.
or
2. Disapproval.

SEQ	ORD #	SITE ADDRESS	OWNER	PARCEL ID	AREA (Ac)	FLU	ZONING	LEGAL
1	24-023	4105 Mariah Cir	KG Concrete & Development LLC	2407-114-0002-000-9	2.8	IND	IL	07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)
2	24-024	4106 Mariah Cir	Lawn Chair Properties LLC	2407-111-0001-000-3	1.99	IND	IL	7 35 40 E 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4-LESS N 355 FT AND LESS E 45 FT CANAL R/W AND LESS AVENUE D R/W- (1.99 AC) (OR 4006-2199)
3	24-025	4075 Virginia Ave	Unity Three Office Bldg LLC	2420-602-0013-000-8	0.47	COM	CG	PINEHURST S/D BLK 2 S 6.5 FT OF LOT 2, ALL LOT 3 AND S 40.93 FT OF LOT 9 AND THAT PART OF LOTS 6, 7 AND 8 MPDAF: BEG NW COR LOT 6, RUN E ALG N LI LOTS 6, 7 AND 8 TO NE COR LOT 8, TH S 33.2 FT, TH W TO A PT ON W LI OF LOT 6, 38.11 FT S OF NW COR OF LOT 6, TH N 38.11 FT TO POB AND W 1/2 VAC S 40 ST ADJ ON E AS IN OR 294-1872 AND OR 468-369 (0.47 AC) LESS FOR SR 70 AS IN OR 787-57. (OR 3034-556)
4	24-026	2304 S 41st Street	Unity Three Office Bldg LLC	2420-602-0016-000-9	0.3	COM	CG	PINEHURST S/D BLK 2 LOTS 4 AND 5 (0.30 AC) (OR 3674-2933)
5	24-027	4351 S 25th Street	Jose & Rosemary Torres	2432-414-0005-000-9	2.07	RS	AR-1	32 35 40 N 150 FT OF S 450 FT OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS E 40 FT FOR RD R/W AND LESS TO SLCAS IN OR 619-133- (2.07 AC) (OR 1549-1320)
6	24-028	4560 S 25th Street	Italian Castle Of The Treasure Coast LLC	2433-333-0001-000-6	20.06	RS & P/F	RF & I & AR-1	33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT,TH N 00 14 50 W 0.03 FT,TH N 00 02 57 E 77.97 FRT TO POB,TH CONT N 00 02 57 W 442.78 FT,TH N 89 42 06 EF 30.33 FT,TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102,TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)
7	24-029	4120 Selvitz	Accurate Septic Holdings LLC	2432-233-0001-000-6	1.68	IND	IH	32 35 40 N 200 FT OF S 653.50 FT OF E 365 FT OF W 415 FT OF SW 1/4 OF NW 1/4 (1.68 AC) (OR 2454-1199)

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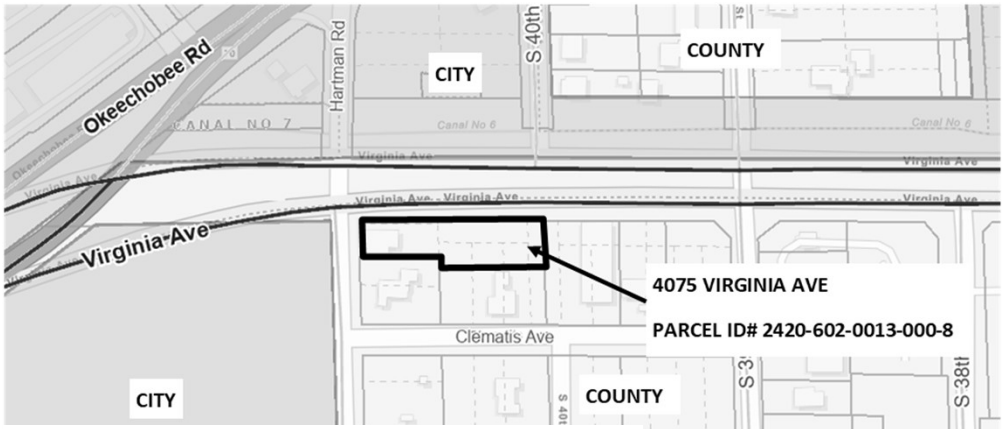

ST. LUCIE COUNTY ZONING DESIGNATION OF COMMERCIAL GENERAL (CG) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF COMMERCIAL (COM)

CITY INITIATED ANNEXATIONS

12

RECOMMENDATION

Staff recommend APPROVAL for the proposed ANNEXATION of 4075 VIRGINIA.

ALTERNATIVE RECOMMENDATION

1. Modified Approval.

or

2. Disapproval.

CITY INITIATED ANNEXATIONS

13

SEQ	ORD #	SITE ADDRESS	OWNER	PARCEL ID	AREA (Ac)	FLU	ZONING	LEGAL
1	24-023	4105 Mariah Cir	KG Concrete & Development LLC	2407-114-0002-000-9	2.8	IND	IL	07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)
2	24-024	4106 Mariah Cir	Lawn Chair Properties LLC	2407-111-0001-000-3	1.99	IND	IL	7 35 40 E 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4-LESS N 355 FT AND LESS E 45 FT CANAL R/W AND LESS AVENUE D R/W- (1.99 AC) (OR 4006-2199)
3	24-025	4075 Virginia Ave	Unity Three Office Bldg LLC	2420-602-0013-000-8	0.47	COM	CG	PINEHURST S/D BLK 2 S 6.5 FT OF LOT 2, ALL LOT 3 AND S 40.93 FT OF LOT 9 AND THAT PART OF LOTS 6, 7 AND 8 MPDAF: BEG NW COR LOT 6, RUN E ALG N LI LOTS 6, 7 AND 8 TO NE COR LOT 8, TH S 33.2 FT, TH W TO A PT ON W LI OF LOT 6, 38.11 FT S OF NW COR OF LOT 6, TH N 38.11 FT TO POB AND W 1/2 VAC S 40 ST ADJ ON E AS IN OR 294-1872 AND OR 468-369 (0.47 AC) LESS FOR SR 70 AS IN OR 787-57. (OR 3034-556)
4	24-026	2304 S 41st Street	Unity Three Office Bldg LLC	2420-602-0016-000-9	0.3	COM	CG	PINEHURST S/D BLK 2 LOTS 4 AND 5 (0.30 AC) (OR 3674-2933)
5	24-027	4351 S 25th Street	Jose & Rosemary Torres	2432-414-0005-000-9	2.07	RS	AR-1	32 35 40 N 150 FT OF S 450 FT OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS E 40 FT FOR RD R/W AND LESS TO SLCAS IN OR 619-133- (2.07 AC) (OR 1549-1320)
6	24-028	4560 S 25th Street	Italian Castle Of The Treasure Coast LLC	2433-333-0001-000-6	20.06	RS & P/F	RF & I & AR-1	33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT,TH N 00 14 50 W 0.03 FT,TH N 00 02 57 E 77.97 FRT TO POB,TH CONT N 00 02 57 W 442.78 FT,TH N 89 42 06 EF 30.33 FT,TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102,TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)
7	24-029	4120 Selvitz	Accurate Septic Holdings LLC	2432-233-0001-000-6	1.68	IND	IH	32 35 40 N 200 FT OF S 653.50 FT OF E 365 FT OF W 415 FT OF SW 1/4 OF NW 1/4 (1.68 AC) (OR 2454-1199)

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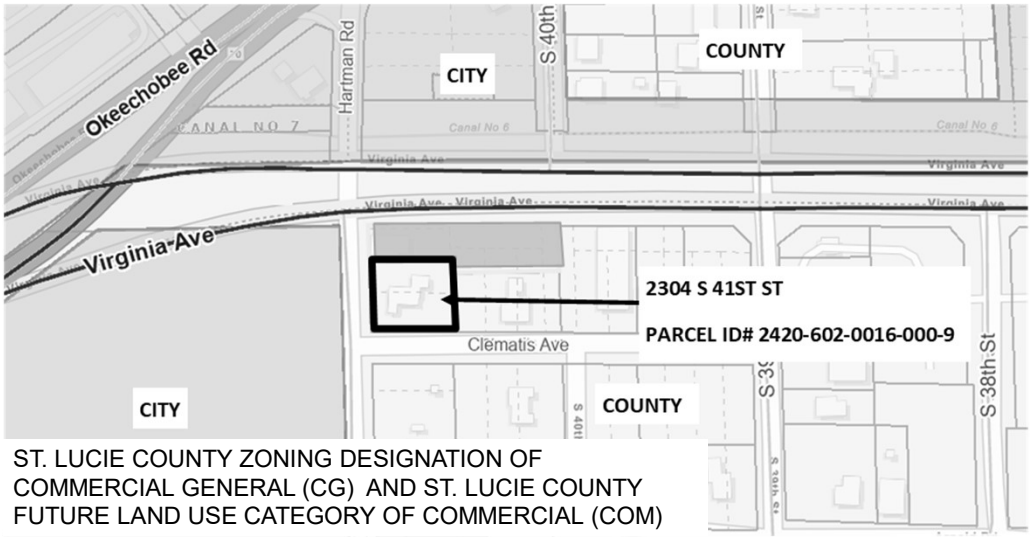

ST. LUCIE COUNTY ZONING DESIGNATION OF COMMERCIAL GENERAL (CG) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF COMMERCIAL (COM)

15

RECOMMENDATION

Staff recommend APPROVAL for the proposed ANNEXATION of 2304 S 41st.

ALTERNATIVE RECOMMENDATION

1. Modified Approval.
or
2. Disapproval.

16

SEQ	ORD #	SITE ADDRESS	OWNER	PARCEL ID	AREA (Ac)	FLU	ZONING	LEGAL
1	24-023	4105 Mariah Cir	KG Concrete & Development LLC	2407-114-0002-000-9	2.8	IND	IL	07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)
2	24-024	4106 Mariah Cir	Lawn Chair Properties LLC	2407-111-0001-000-3	1.99	IND	IL	7 35 40 E 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4-LESS N 355 FT AND LESS E 45 FT CANAL R/W AND LESS AVENUE D R/W- (1.99 AC) (OR 4006-2199)
3	24-025	4075 Virginia Ave	Unity Three Office Bldg LLC	2420-602-0013-000-8	0.47	COM	CG	PINEHURST S/D BLK 2 S 6.5 FT OF LOT 2, ALL LOT 3 AND S 40.93 FT OF LOT 9 AND THAT PART OF LOTS 6, 7 AND 8 MPDAF: BEG NW COR LOT 6, RUN E ALG N LI LOTS 6, 7 AND 8 TO NE COR LOT 8, TH S 33.2 FT, TH W TO A PT ON W LI OF LOT 6, 38.11 FT S OF NW COR OF LOT 6, TH N 38.11 FT TO POB AND W 1/2 VAC S 40 ST ADJ ON E AS IN OR 294-1872 AND OR 468-369 (0.47 AC) LESS FOR SR 70 AS IN OR 787-57. (OR 3034-556)
4	24-026	2304 S 41st Street	Unity Three Office Bldg LLC	2420-602-0016-000-9	0.3	COM	CG	PINEHURST S/D BLK 2 LOTS 4 AND 5 (0.30 AC) (OR 3674-2933)
5	24-027	4351 S 25th Street	Jose & Rosemary Torres	2432-414-0005-000-9	2.07	RS	AR-1	32 35 40 N 150 FT OF S 450 FT OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS E 40 FT FOR RD R/W AND LESS TO SLCAS IN OR 619-133- (2.07 AC) (OR 1549-1320)
6	24-028	4560 S 25th Street	Italian Castle Of The Treasure Coast LLC	2433-333-0001-000-6	20.06	RS & P/F	RF & I & AR-1	33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT,TH N 00 14 50 W 0.03 FT,TH N 00 02 57 E 77.97 FRT TO POB,TH CONT N 00 02 57 W 442.78 FT,TH N 89 42 06 EF 30.33 FT,TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102,TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)
7	24-029	4120 Selvitz	Accurate Septic Holdings LLC	2432-233-0001-000-6	1.68	IND	IH	32 35 40 N 200 FT OF S 653.50 FT OF E 365 FT OF W 415 FT OF SW 1/4 OF NW 1/4 (1.68 AC) (OR 2454-1199)

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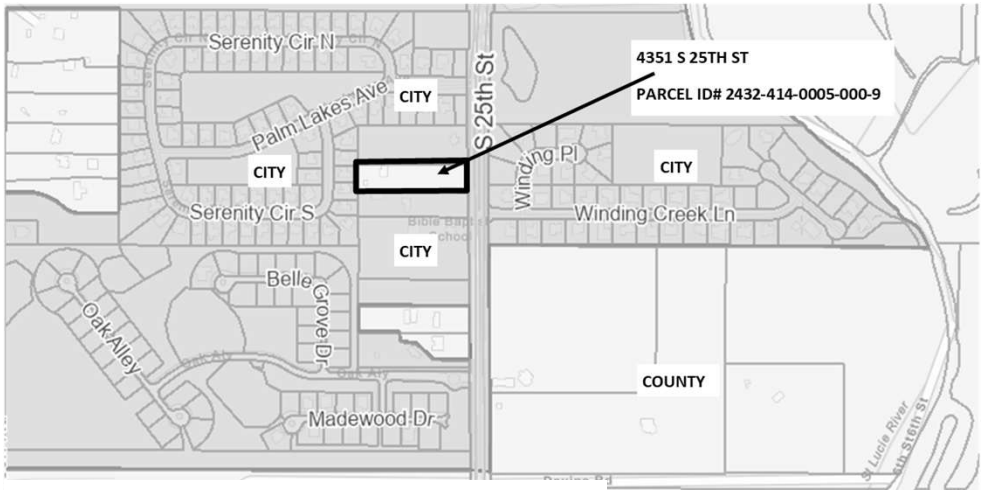

ST. LUCIE COUNTY ZONING DESIGNATION OF AGRICULTURAL-1 (AR-1) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF RESIDENTIAL SUBURBAN (RS)

CITY INITIATED ANNEXATIONS

18

RECOMMENDATION

Staff recommend APPROVAL for the proposed ANNEXATION of 4351 S 25th.

ALTERNATIVE RECOMMENDATION

1. Modified Approval.
or
2. Disapproval.

CITY INITIATED ANNEXATIONS

19

SEQ	ORD #	SITE ADDRESS	OWNER	PARCEL ID	AREA (Ac)	FLU	ZONING	LEGAL
1	24-023	4105 Mariah Cir	KG Concrete & Development LLC	2407-114-0002-000-9	2.8	IND	IL	07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)
2	24-024	4106 Mariah Cir	Lawn Chair Properties LLC	2407-111-0001-000-3	1.99	IND	IL	7 35 40 E 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4-LESS N 355 FT AND LESS E 45 FT CANAL R/W AND LESS AVENUE D R/W- (1.99 AC) (OR 4006-2199)
3	24-025	4075 Virginia Ave	Unity Three Office Bldg LLC	2420-602-0013-000-8	0.47	COM	CG	PINEHURST S/D BLK 2 S 6.5 FT OF LOT 2, ALL LOT 3 AND S 40.93 FT OF LOT 9 AND THAT PART OF LOTS 6, 7 AND 8 MPDAF: BEG NW COR LOT 6, RUN E ALG N LI LOTS 6, 7 AND 8 TO NE COR LOT 8, TH S 33.2 FT, TH W TO A PT ON W LI OF LOT 6, 38.11 FT S OF NW COR OF LOT 6, TH N 38.11 FT TO POB AND W 1/2 VAC S 40 ST ADJ ON E AS IN OR 294-1872 AND OR 468-369 (0.47 AC) LESS FOR SR 70 AS IN OR 787-57. (OR 3034-556)
4	24-026	2304 S 41st Street	Unity Three Office Bldg LLC	2420-602-0016-000-9	0.3	COM	CG	PINEHURST S/D BLK 2 LOTS 4 AND 5 (0.30 AC) (OR 3674-2933)
5	24-027	4351 S 25th Street	Jose & Rosemary Torres	2432-414-0005-000-9	2.07	RS	AR-1	32 35 40 N 150 FT OF S 450 FT OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS E 40 FT FOR RD R/W AND LESS TO SLCAS IN OR 619-133- (2.07 AC) (OR 1549-1320)
6	24-028	4560 S 25th Street	Italian Castle Of The Treasure Coast LLC	2433-333-0001-000-6	20.06	RS & P/F	RF & I & AR-1	33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT,TH N 00 14 50 W 0.03 FT,TH N 00 02 57 E 77.97 FRT TO POB,TH CONT N 00 02 57 W 442.78 FT,TH N 89 42 06 EF 30.33 FT,TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102,TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)
7	24-029	4120 Selvitz	Accurate Septic Holdings LLC	2432-233-0001-000-6	1.68	IND	IH	32 35 40 N 200 FT OF S 653.50 FT OF E 365 FT OF W 415 FT OF SW 1/4 OF NW 1/4 (1.68 AC) (OR 2454-1199)

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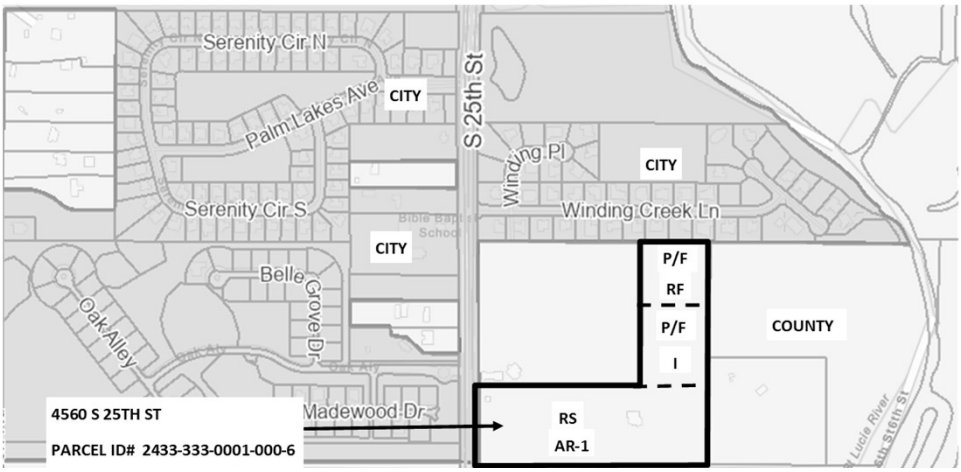


ST. LUCIE COUNTY ZONING DESIGNATIONS OF AGRICULTURAL-1 (AR-1) AND RELIGIOUS FACILITIES (RF) AND INSTITUTIONAL (I) AND THE ST. LUCIE COUNTY FUTURE LAND USE CATEGORIES OF PUBLIC FACILITIES (P/F) AND RESIDENTIAL SUBURBAN (RS)

RECOMMENDATION

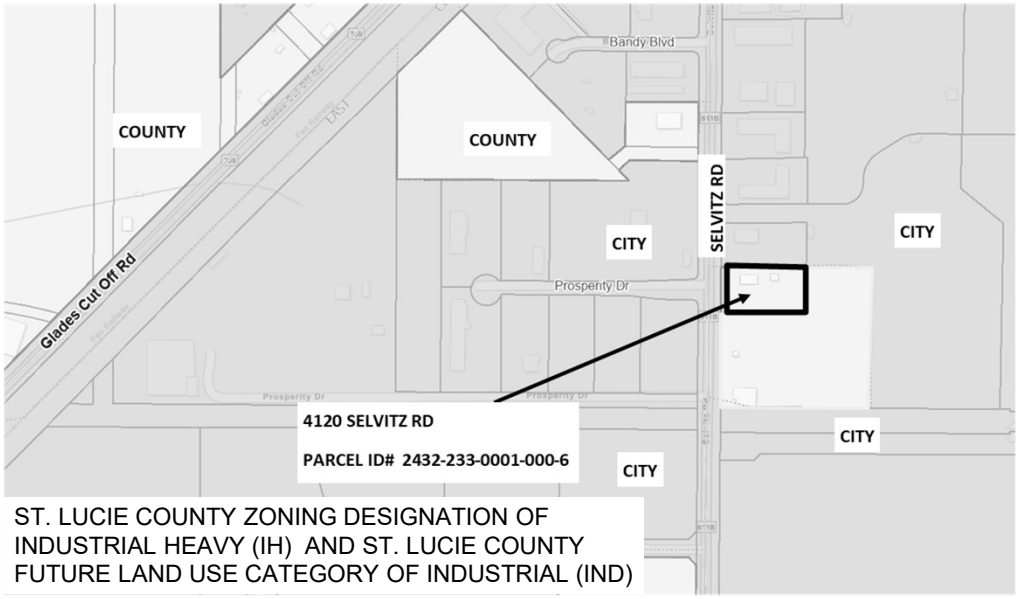
Staff recommend APPROVAL for the proposed ANNEXATION of 4560 S 25th ST.

ALTERNATIVE RECOMMENDATION

1. Modified Approval.
or
2. Disapproval.

SEQ	ORD #	SITE ADDRESS	OWNER	PARCEL ID	AREA (Ac)	FLU	ZONING	LEGAL
1	24-023	4105 Mariah Cir	KG Concrete & Development LLC	2407-114-0002-000-9	2.8	IND	IL	07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)
2	24-024	4106 Mariah Cir	Lawn Chair Properties LLC	2407-111-0001-000-3	1.99	IND	IL	7 35 40 E 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4-LESS N 355 FT AND LESS E 45 FT CANAL R/W AND LESS AVENUE D R/W- (1.99 AC) (OR 4006-2199)
3	24-025	4075 Virginia Ave	Unity Three Office Bldg LLC	2420-602-0013-000-8	0.47	COM	CG	PINEHURST S/D BLK 2 S 6.5 FT OF LOT 2, ALL LOT 3 AND S 40.93 FT OF LOT 9 AND THAT PART OF LOTS 6, 7 AND 8 MPDAF: BEG NW COR LOT 6, RUN E ALG N LI LOTS 6, 7 AND 8 TO NE COR LOT 8, TH S 33.2 FT, TH W TO A PT ON W LI OF LOT 6, 38.11 FT S OF NW COR OF LOT 6, TH N 38.11 FT TO POB AND W 1/2 VAC S 40 ST ADJ ON E AS IN OR 294-1872 AND OR 468-369 (0.47 AC) LESS FOR SR 70 AS IN OR 787-57. (OR 3034-556)
4	24-026	2304 S 41st Street	Unity Three Office Bldg LLC	2420-602-0016-000-9	0.3	COM	CG	PINEHURST S/D BLK 2 LOTS 4 AND 5 (0.30 AC) (OR 3674-2933)
5	24-027	4351 S 25th Street	Jose & Rosemary Torres	2432-414-0005-000-9	2.07	RS	AR-1	32 35 40 N 150 FT OF S 450 FT OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS E 40 FT FOR RD R/W AND LESS TO SLCAS IN OR 619-133- (2.07 AC) (OR 1549-1320)
6	24-028	4560 S 25th Street	Italian Castle Of The Treasure Coast LLC	2433-333-0001-000-6	20.06	RS & P/F	RF & I & AR-1	33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT,TH N 00 14 50 W 0.03 FT,TH N 00 02 57 E 77.97 FRT TO POB,TH CONT N 00 02 57 W 442.78 FT,TH N 89 42 06 EF 30.33 FT,TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102,TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)
7	24-029	4120 Selvitz	Accurate Septic Holdings LLC	2432-233-0001-000-6	1.68	IND	IH	32 35 40 N 200 FT OF S 653.50 FT OF E 365 FT OF W 415 FT OF SW 1/4 OF NW 1/4 (1.68 AC) (OR 2454-1199)

23



ST. LUCIE COUNTY ZONING DESIGNATION OF INDUSTRIAL HEAVY (IH) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF INDUSTRIAL (IND)

CITY INITIATED ANNEXATIONS

24

RECOMMENDATION

Staff recommend APPROVAL for the proposed ANNEXATION of 4120 SELVITZ RD.

ALTERNATIVE RECOMMENDATION

1. Modified Approval.
or
2. Disapproval.

ORDINANCE NO. 24-026

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 2304 SOUTH 41ST STREET IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF COMMERCIAL GENERAL (CG) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF COMMERCIAL (COM); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Part I, Chapter 171, Florida Statutes, sets forth a procedure for Municipal Annexation; and

WHEREAS, in accordance with Chapter 171.044 F.S., the owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may apply to the governing body of said municipality to have said property be annexed to the municipality; and

WHEREAS, the owners have entered an Annexation Agreement **Exhibit "A"** with the Fort Pierce Utilities Authority which grants in consideration of water service and/or sewer service to the subject property that such agreement is considered as a voluntary application for annexation into the City of Fort Pierce; and

WHEREAS, the Annexation Agreement bears the signature(s) of current and/or former owner(s) of property in the area proposed to be annexed; and

WHEREAS, the Grantor identified in each Fort Pierce Utilities Authority Annexation Agreement represents themselves, their heirs, successors, and assigns in regard to the subject property and also waives any and all objection to annexation of the property; and

WHEREAS, the estimated population of the annexation is 0; and

WHEREAS, the City of Fort Pierce Planning Board, at their May 5th, 2024, meeting, voted 6 to 0 to recommend approval of the request; and

WHEREAS, in accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department has provided notice of this annexation by mail to the St. Lucie County Administrator's Office on July 2nd, 2024, no fewer than thirty (30) days prior to the first reading of this annexation by the City Commission of the City of Fort Pierce, Florida; and

WHEREAS, in accordance with Chapter 171.044(6) of the Florida Statutes, the City Planning Department has provided notice of this annexation, via certified mail, to the

St. Lucie County Board of County Commissioners on July 8th, 2024, no fewer than ten (10) days prior to publishing or posting the ordinance notice.

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. The territorial limits of the City of Fort Pierce, Florida, are hereby extended, as depicted, together with legal description on **Exhibit "B,"** attached hereto and incorporated herein; and annexed into the City:

Parcel ID: 2420-602-0016-000-9.

LEGAL DESCRIPTION:
PINEHURST S/D BLK 2 LOTS 4 AND 5 (0.30 AC) (OR 3674-2933)

Containing 0.30 acres, more or less.

Said property containing approximately 0.30 acres and being generally located at 2304 South 41st Street, Fort Pierce, FL 34950.

SECTION 2. The subject property shall retain the existing St. Lucie County Zoning designation of Commercial General (CG) and the existing St. Lucie County Future Land Use category of Commercial (COM).

SECTION 3. That the St. Lucie County Property Appraiser and the St. Lucie County Tax Collector are directed to place upon and add to the assessment roll, and to collect taxes on the land described in Exhibit "B" hereof as of January 1, 2025, and subsequent years, and to enter the same at such valuation that it will bear an equal and just proportion of taxes as of that date and subsequent years. The property tax classifications and exemptions currently in effect upon and applied to the land described in Exhibit "B" shall not be affected by this Ordinance, so long as the classifications and exemptions are consistent with the standards set forth by the Saint Lucie County Property Appraiser. Nothing in this Ordinance is intended to, or shall be construed as, a revocation or abrogation of the land's current Saint Lucie County Property Appraiser's tax classifications and exemptions.

SECTION 4. That in accordance with Chapter 171.044(3), this Ordinance shall be filed with clerk of the circuit court, the chief administrative officer of St. Lucie County, and the Department of State within seven (7) days after adoption.

SECTION 5. That in accordance with Chapter 171.091, any change in the City boundaries through annexation shall revise the charter boundary article and shall be filed as a revision of the charter with the Department of State within thirty (30) days; and a copy of such revision shall be submitted to the Office of Economic and Demographic Research along with a statement specifying the population census effect and the affected land area.

SECTION 6. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 7. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance, which shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 8. This Ordinance shall take effect immediately upon passage.

APPROVED AS TO
FORM AND CORRECTNESS:

_____
Sara Hedges ESQ.
City Attorney

STATE OF FLORIDA COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 24-026 was duly advertised by title only in the St. Lucie News Tribune on July 21, 2024; copy of said Ordinance was made available at the Office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on August 5, 2024; and was duly introduced, read by title only, and passed on second and final reading on _____, 2024, by the City Commission of Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this _____ day of _____, 2024.

_____
Linda Hudson, Mayor

ATTEST:

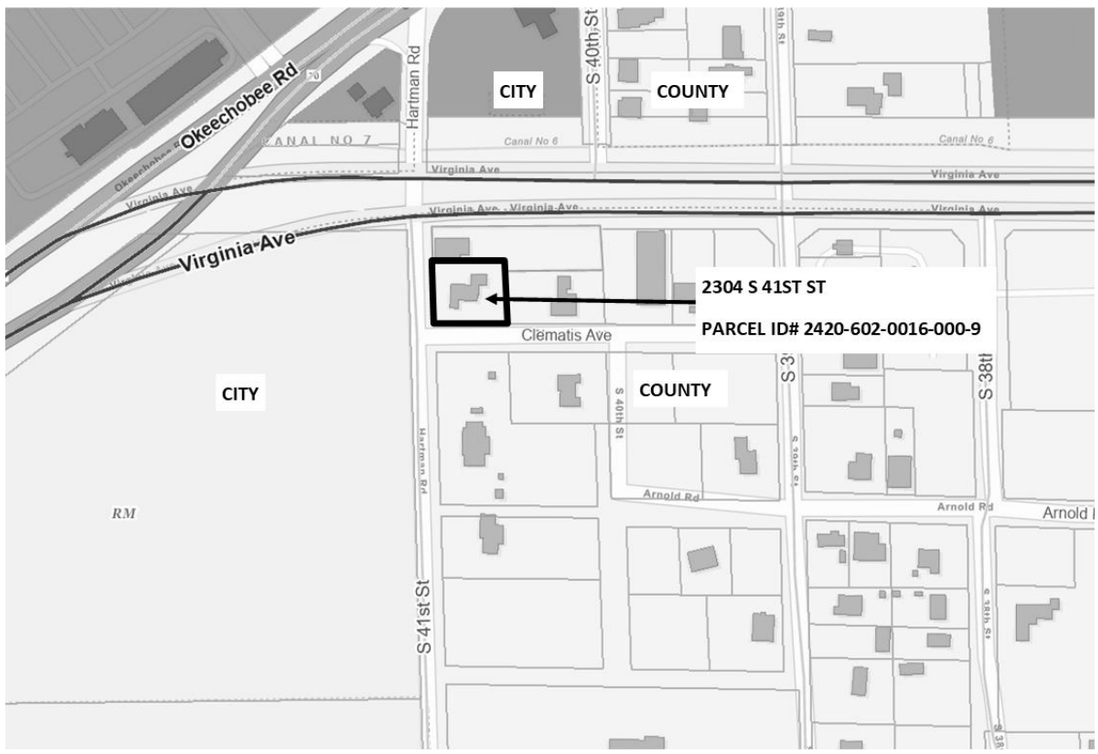
_____
Linda W. Cox
City Clerk

(SEAL)

EXHIBIT "A"
FORT PIERCE UTILITIES ANNEXATION AGREEMENT

(see attached – to be inserted)

EXHIBIT "B"
TERRITORIAL LIMITS AND LEGAL DESCRIPTION



LEGAL DESCRIPTION

PINEHURST S/D BLK 2 LOTS 4 AND 5 (0.30 AC) (OR 3674-2933)

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5091449 OR BOOK 4882 PAGE 545, Recorded 08/31/2022 02:21:12 PM

RETURN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE BOX This instrument prepared by: **R. N. Koblegard, III, Esquire** **P.O. Box 1535** **Jensen Beach, FL 34957** Property Appraisers Parcel Identification (Folio) Number(s): 2420-602-0016-000-9	**ANNEXATION AGREEMENT** **LIMITED LIABILITY COMPANY** **UNITY THREE OFFICE BUILDING, LLC** **145 NW CENTRAL PARK PLAZA, SUITE 109** **PORT ST. LUCIE, FLORIDA 34986**
TO: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191	2304 S. 41ST STREET, FORT PIERCE, FLORIDA 34981 Location Address 145 NW CENTRAL PARK PLAZA, SUITE 109 PORT ST. LUCIE, FLORIDA 34986 Mailing Address (if different from location address)

Dear Sir/Madame:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

LOT(S) 4 AND 5, BLOCK 2, PINEHURST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6 PAGE(S) 9, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my above-described property into the City of Fort Pierce, Florida, together with any real property contiguous to the above described property owned by the undersigned at the time of signing or acquired in the future. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, the GRANTOR has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized this 29th *day of* August, *2022.*

UNITY THREE OFFICE BUILDING, LLC - GRANTOR

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

Patricia M Barletta
Witness Signature

Patricia M. Barletta
Printed Witness Signature

Mara D. Toledo
Witness Signature

Maria D. Toledo
Printed Witness Signature

Padrick A Pinkney
Signature – Padrick A. Pinkney, Managing Member of Unity Three Office Building, LLC, with full right and authority to convey interest in real property.

Padrick A. Pinkney
Printed Signature

145 NW CENTRAL PARK PLAZA, SUITE 109
PORT ST. LUCIE, FL 34986
Address

STATE OF Florida
COUNTY OF St. Lucie

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Padrick P. Pinkney, Managing Member of Unity Three Office Building, LLC known to me to be a Managing Member with full authority of the entity in whose name the foregoing instrument was executed, and that he acknowledged executing the same for such entity, freely and voluntarily, under authority duly vested in (him)(her) by said entity, that I relied upon the following form of identification of the above-named person: Driver's Licenses, and that an oath was not taken.

RUBBER STAMP NOTARY SEAL

NOTARY PUBLIC STATE OF FLORIDA

MARIA D. TOLEDO
Commission # GG 277734
Expires November 19, 2022
Bonded Thru Budget Notary Services

Witness my hand and official Seal in the County and State last aforesaid this 29 day of August A.D. 2022.

Maria D. Toledo
Notary Signature

Maria D. Toledo
Notary Printed Signature

BUSINESS IMPACT ESTIMATE

SUBMITTED BY:

SUBJECT:

---

1. Summary of the proposed ordinance, including a statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the municipality.

2. Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City:

   a. Estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted.

   b. Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.

   c. An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

3. A good faith estimate of the number of businesses likely to be impacted by the ordinance.

4. Any additional information the Commission may find useful.

As approved as part of SB170 and effective October 1, 2023, pursuant to Section 166.041(4), Florida Statutes, the City is required to prepare a business impact estimate prior to enacting an ordinance, subject to exemptions noted in the Law.

This does not apply to the following types of ordinances:

1. Ordinances required for compliance with federal or state law or regulation;
2. Ordinances relating to the issuance or refinancing of debt;
3. Ordinances relating to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
4. Ordinances required to implement a contract or an agreement, including, but not limited to, any federal, state, local, or private grant, or other financial assistance accepted by a municipal government;
5. Emergency ordinances;
6. Ordinances relating to procurement; or
7. Ordinances enacted to implement the following:
    a. Part II of chapter 163, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements, and development permits;
    b. Sections 190.005 and 190.046; 351
    c. Section 553.73, relating to the Florida Building Code; or
    d. Section 633.202, relating to the Florida Fire Prevention Code.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Legislative Hearing - Ordinance 24-026 - City Initiated Annexation 2304 S 41st Street

NOTICES PROVIDED PURSUANT TO: City Code Section 125-37 of the Code of Ordinances of the City of Fort Pierce and Chapter 171 of Florida State Statutes.

NOTICE BY NEWSPAPER: July 21st, 2024, **and,** August 4th, 2024.

NOTICE BY MAIL: July 2nd, 2024

NOTICE BY SIGNS: N/A

VERIFIED BY: Kev Freeman

TITLE: Planning Director

SIGNATURE:

DATE: July 7th, 2024

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE
Florida

TO: Kev Freeman, Planning Director

FROM: Sara Hedges, City Attorney SH

RE: Voluntary Annexation (City-FPUA) at 2304 S 41st Street

CAO RLS FILE: RLS 24-220

DATE: June 7, 2024

I have reviewed the above Request for Legal Services (RLS). I have made suggested changes to the Ordinance, mostly to make this Ordinance consistent in template to recent annexation ordinances. Please incorporate these changes into your template. The Ordinance has been uploaded in a Track Changes Version and a Clean Copy Version, with the suggested changes included. The Clean Copy Version is approved as to form and correctness. You will need to include the information in the blanks prior to presentation to the City Commission.

If you have any questions, please do not hesitate to contact this Office via phone or e-mail.

Thank you.
SH/mm

LocaliQ
Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Linda Cox
Accounts Payable Dept
City Of Fort Pierce Legals
Po Box 1480
Fort Pierce FL 34954-1480

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Main Legal CLEGL, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

07/21/2024, 08/04/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/04/2024

Legal Clerk

Notary, State of WI, County of Brown

3.7.29

My commission expires

Publication Cost:	$1691.60
Tax Amount:	$0.00
Payment Cost:	$1691.60
Order No:	10380266
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PO #:	

# of Copies:
1

THIS IS NOT AN INVOICE!

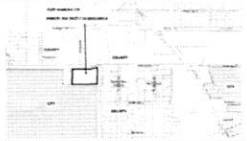
Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

CITY OF FORT PIERCE
NOTICE OF PROPOSED ANNEXATION

The City Commission of the City of Fort Pierce, Florida, pursuant to Chapter 171 of Florida State Statutes, and of the Code of Ordinances of the City of Fort Pierce, will hold Public Hearings, on Monday August 5, 2024, at 5:05 p.m. and on Monday August 19, 2024, at 5:05 p.m. for the enactment of the following proposed annexation ordinance, in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida; said ordinances entitled:

ORDINANCE NO. 24-023 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4195 MARIAH CIR IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF INDUSTRIAL LIGHT (IL) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF INDUSTRIAL (IND); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

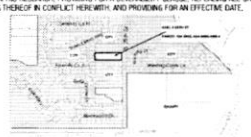


ORDINANCE NO. 24-024 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4106 MARIAH CIR IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF INDUSTRIAL LIGHT (IL) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF INDUSTRIAL (IND); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

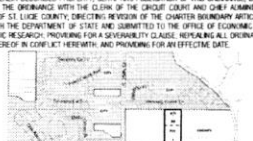
ORDINANCE NO. 24-025 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4675 VIRGINIA AVE IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF COMMERCIAL GENERAL (CG) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF COMMERCIAL (COM); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 24-026 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 2304 SOUTH 41ST STREET IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF COMMERCIAL GENERAL (CG) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF COMMERCIAL (COM); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 24-027 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4351 SOUTH 25TH STREET IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF AGRICULTURAL-1 (AR-1) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF RESIDENTIAL SUBURBAN (RS); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.



ORDINANCE NO. 24-028 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4560 SOUTH 25TH STREET IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATIONS OF AGRICULTURAL-1 (AR-1) AND RELIGIOUS FACILITIES (RF) AND INSTITUTIONAL-B AND THE ST. LUCIE COUNTY FUTURE LAND USE CATEGORIES OF PUBLIC FACILITIES (PF) AND RESIDENTIAL SUBURBAN (RS); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.



ORDINANCE NO. 24-029 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4120 SEAVIEW RD IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF INDUSTRIAL HEAVY (IH) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF INDUSTRIAL (IND); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

All interested parties may appear at the Public Hearings and be heard with respect to the proposed annexations. Said proposed ordinance and application will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1 Fort Pierce, Florida.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises you that if you or another person decides to appeal any decision made by the City Commission with respect to any matter considered at its meeting or hearing, that you or said person will need a record of the proceedings, and that for such purpose, affected persons may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

/s/ Linda W. Cox, City Clerk
Publish: 7/21/24 and 8/4/24

TR-PM01-47

City Commission Regular Meeting - 5:05 pm **12. e.**

Meeting Date: 08/19/2024

Re: Legislative Hearing - Ordinance 24-027 - City Initiated Annexation 4351 S 25th Street

Submitted For: Kev Freeman, Planning Director, Planning Department

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SUBJECT:

Legislative Hearing - Ordinance 24-027 - City Initiated Annexation of one (1) parcel owned by Jose & Rosemary Torres located at or near 4351 S 25th Street. Parcel ID#:2432-414-0005-000-9 - SECOND READING

SUMMARY:

This parcel is subject to a utility agreement with the City of Fort Pierce, and Fort Pierce Utility Authority. The agreement provides for the annexation of the subject property at the time that it becomes contiguous with the City limits.

The annexation agreements bind subsequent heirs, successors or assigns, to annex into the City limits once the condition to annex has been met. That condition has recently been met.

The Current Zoning and Future Land Use of the property will not be amended at this time and will remain as designated/categorized by St. Lucie County.

RECOMMENDATION:

Staff recommends APPROVAL of the City Initiated Annexation.

ALTERNATIVES:

1. Modified Approval.

or

2. Disapproval.

RESPONSIBLE STAFF:

Kev Freeman, Planning Director.

COORDINATED WITH:

City Attorney
Planning Board

Fiscal Impact

Budgeted Y/N: N

Fiscal Year: 2025

OTHER INFORMATION:

Additional Property Tax

Attachments

Staff Presentation
Draft Ordinance
FPUA Agreement
Business Impact
Public Notification Certification
RLS
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	07/06/2024 12:06 PM
City Manager	Nick Mimms	07/22/2024 09:44 AM

Form Started By: Kev Freeman Started On: 07/05/2024 10:03 AM
Final Approval Date: 08/12/2024

CITY OF FORT PIERCE

CITY COMMISSION

AUGUST 5th ,2024

CITY INITIATED ANNEXATIONS

1

SUMMARY

Seven (7) properties are subject to existing utility agreements with the City of Fort Pierce, and Fort Pierce Utility Authority.

The agreement provides for the annexation of the subject property at the time that the subject property becomes contiguous with the City limit.

The annexation agreements bind subsequent heirs, successors, or assigns to annex voluntarily into the City limits once the condition to annex has been met. That condition has recently been met for these lots or will subsequently be met because of the proposed sequence of processing of the annexations.

2

SEQ	ORD #	SITE ADDRESS	OWNER	PARCEL ID	AREA (Ac)	FLU	ZONING	LEGAL
1	24-023	4105 Mariah Cir	KG Concrete & Development LLC	2407-114-0002-000-9	2.8	IND	IL	07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)
2	24-024	4106 Mariah Cir	Lawn Chair Properties LLC	2407-111-0001-000-3	1.99	IND	IL	7 35 40 E 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4-LESS N 355 FT AND LESS E 45 FT CANAL R/W AND LESS AVENUE D R/W- (1.99 AC) (OR 4006-2199)
3	24-025	4075 Virginia Ave	Unity Three Office Bldg LLC	2420-602-0013-000-8	0.47	COM	CG	PINEHURST S/D BLK 2 S 6.5 FT OF LOT 2, ALL LOT 3 AND S 40.93 FT OF LOT 9 AND THAT PART OF LOTS 6, 7 AND 8 MPDAF: BEG NW COR LOT 6, RUN E ALG N LI LOTS 6, 7 AND 8 TO NE COR LOT 8, TH S 33.2 FT, TH W TO A PT ON W LI OF LOT 6, 38.11 FT S OF NW COR OF LOT 6, TH N 38.11 FT TO POB AND W 1/2 VAC S 40 ST ADJ ON E AS IN OR 294-1872 AND OR 468-369 (0.47 AC) LESS FOR SR 70 AS IN OR 787-57. (OR 3034-556)
4	24-026	2304 S 41st Street	Unity Three Office Bldg LLC	2420-602-0016-000-9	0.3	COM	CG	PINEHURST S/D BLK 2 LOTS 4 AND 5 (0.30 AC) (OR 3674-2933)
5	24-027	4351 S 25th Street	Jose & Rosemary Torres	2432-414-0005-000-9	2.07	RS	AR-1	32 35 40 N 150 FT OF S 450 FT OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS E 40 FT FOR RD R/W AND LESS TO SLCAS IN OR 619-133- (2.07 AC) (OR 1549-1320)
6	24-028	4560 S 25th Street	Italian Castle Of The Treasure Coast LLC	2433-333-0001-000-6	20.06	RS & P/F	RF & I & AR-1	33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT,TH N 00 14 50 W 0.03 FT,TH N 00 02 57 E 77.97 FRT TO POB,TH CONT N 00 02 57 W 442.78 FT,TH N 89 42 06 EF 30.33 FT,TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102,TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)
7	24-029	4120 Selvitz	Accurate Septic Holdings LLC	2432-233-0001-000-6	1.68	IND	IH	32 35 40 N 200 FT OF S 653.50 FT OF E 365 FT OF W 415 FT OF SW 1/4 OF NW 1/4 (1.68 AC) (OR 2454-1199)

3

SUMMARY

The Current Zoning and Future Land Use of the properties will not be amended at this time and will remain as designated/categorized by St. Lucie County.

The annexations will be processed through seven (7) ordinances being dealt with in a sequence to meet with State Statute requirement for contiguity.

CITY INITIATED ANNEXATIONS

4

SEQ	ORD #	SITE ADDRESS	OWNER	PARCEL ID	AREA (Ac)	FLU	ZONING	LEGAL
1	24-023	4105 Mariah Cir	KG Concrete & Development LLC	2407-114-0002-000-9	2.8	IND	IL	07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)
2	24-024	4106 Mariah Cir	Lawn Chair Properties LLC	2407-111-0001-000-3	1.99	IND	IL	7 35 40 E 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4-LESS N 355 FT AND LESS E 45 FT CANAL R/W AND LESS AVENUE D R/W- (1.99 AC) (OR 4006-2199)
3	24-025	4075 Virginia Ave	Unity Three Office Bldg LLC	2420-602-0013-000-8	0.47	COM	CG	PINEHURST S/D BLK 2 S 6.5 FT OF LOT 2, ALL LOT 3 AND S 40.93 FT OF LOT 9 AND THAT PART OF LOTS 6, 7 AND 8 MPDAF: BEG NW COR LOT 6, RUN E ALG N LI LOTS 6, 7 AND 8 TO NE COR LOT 8, TH S 33.2 FT, TH W TO A PT ON W LI OF LOT 6, 38.11 FT S OF NW COR OF LOT 6, TH N 38.11 FT TO POB AND W 1/2 VAC S 40 ST ADJ ON E AS IN OR 294-1872 AND OR 468-369 (0.47 AC) LESS FOR SR 70 AS IN OR 787-57. (OR 3034-556)
4	24-026	2304 S 41st Street	Unity Three Office Bldg LLC	2420-602-0016-000-9	0.3	COM	CG	PINEHURST S/D BLK 2 LOTS 4 AND 5 (0.30 AC) (OR 3674-2933)
5	24-027	4351 S 25th Street	Jose & Rosemary Torres	2432-414-0005-000-9	2.07	RS	AR-1	32 35 40 N 150 FT OF S 450 FT OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS E 40 FT FOR RD R/W AND LESS TO SLCAS IN OR 619-133- (2.07 AC) (OR 1549-1320)
6	24-028	4560 S 25th Street	Italian Castle Of The Treasure Coast LLC	2433-333-0001-000-6	20.06	RS & P/F	RF & I & AR-1	33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT,TH N 00 14 50 W 0.03 FT,TH N 00 02 57 E 77.97 FRT TO POB,TH CONT N 00 02 57 W 442.78 FT,TH N 89 42 06 EF 30.33 FT,TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102,TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)
7	24-029	4120 Selvitz	Accurate Septic Holdings LLC	2432-233-0001-000-6	1.68	IND	IH	32 35 40 N 200 FT OF S 653.50 FT OF E 365 FT OF W 415 FT OF SW 1/4 OF NW 1/4 (1.68 AC) (OR 2454-1199)

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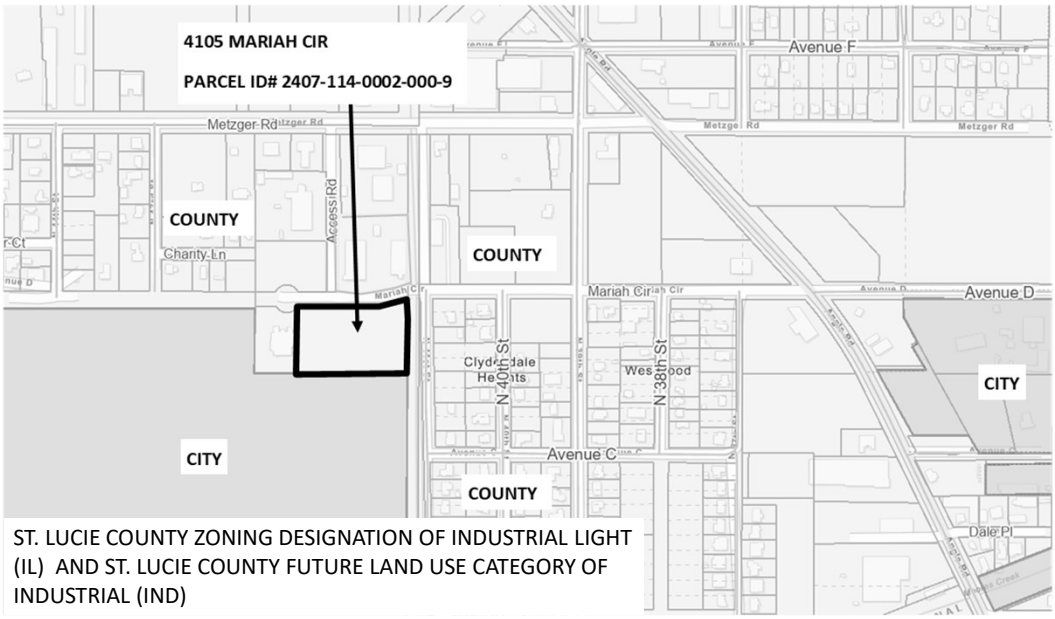

ST. LUCIE COUNTY ZONING DESIGNATION OF INDUSTRIAL LIGHT (IL) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF INDUSTRIAL (IND)

CITY INITIATED ANNEXATIONS

6

RECOMMENDATION

Staff recommend APPROVAL for the proposed ANNEXATION of 4105 MARIAH CIR.

ALTERNATIVE RECOMMENDATION

1. Recommend Modified Approval.
or
2. Recommend Disapproval.

CITY INITIATED ANNEXATIONS

7

SEQ	ORD #	SITE ADDRESS	OWNER	PARCEL ID	AREA (Ac)	FLU	ZONING	LEGAL
1	24-023	4105 Mariah Cir	KG Concrete & Development LLC	2407-114-0002-000-9	2.8	IND	IL	07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)
2	24-024	4106 Mariah Cir	Lawn Chair Properties LLC	2407-111-0001-000-3	1.99	IND	IL	7 35 40 E 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4-LESS N 355 FT AND LESS E 45 FT CANAL R/W AND LESS AVENUE D R/W- (1.99 AC) (OR 4006-2199)
3	24-025	4075 Virginia Ave	Unity Three Office Bldg LLC	2420-602-0013-000-8	0.47	COM	CG	PINEHURST S/D BLK 2 S 6.5 FT OF LOT 2, ALL LOT 3 AND S 40.93 FT OF LOT 9 AND THAT PART OF LOTS 6, 7 AND 8 MPDAF: BEG NW COR LOT 6, RUN E ALG N LI LOTS 6, 7 AND 8 TO NE COR LOT 8, TH S 33.2 FT, TH W TO A PT ON W LI OF LOT 6, 38.11 FT S OF NW COR OF LOT 6, TH N 38.11 FT TO POB AND W 1/2 VAC S 40 ST ADJ ON E AS IN OR 294-1872 AND OR 468-369 (0.47 AC) LESS FOR SR 70 AS IN OR 787-57. (OR 3034-556)
4	24-026	2304 S 41st Street	Unity Three Office Bldg LLC	2420-602-0016-000-9	0.3	COM	CG	PINEHURST S/D BLK 2 LOTS 4 AND 5 (0.30 AC) (OR 3674-2933)
5	24-027	4351 S 25th Street	Jose & Rosemary Torres	2432-414-0005-000-9	2.07	RS	AR-1	32 35 40 N 150 FT OF S 450 FT OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS E 40 FT FOR RD R/W AND LESS TO SLCAS IN OR 619-133- (2.07 AC) (OR 1549-1320)
6	24-028	4560 S 25th Street	Italian Castle Of The Treasure Coast LLC	2433-333-0001-000-6	20.06	RS & P/F	RF & I & AR-1	33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT,TH N 00 14 50 W 0.03 FT,TH N 00 02 57 E 77.97 FRT TO POB,TH CONT N 00 02 57 W 442.78 FT,TH N 89 42 06 EF 30.33 FT,TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102,TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)
7	24-029	4120 Selvitz	Accurate Septic Holdings LLC	2432-233-0001-000-6	1.68	IND	IH	32 35 40 N 200 FT OF S 653.50 FT OF E 365 FT OF W 415 FT OF SW 1/4 OF NW 1/4 (1.68 AC) (OR 2454-1199)

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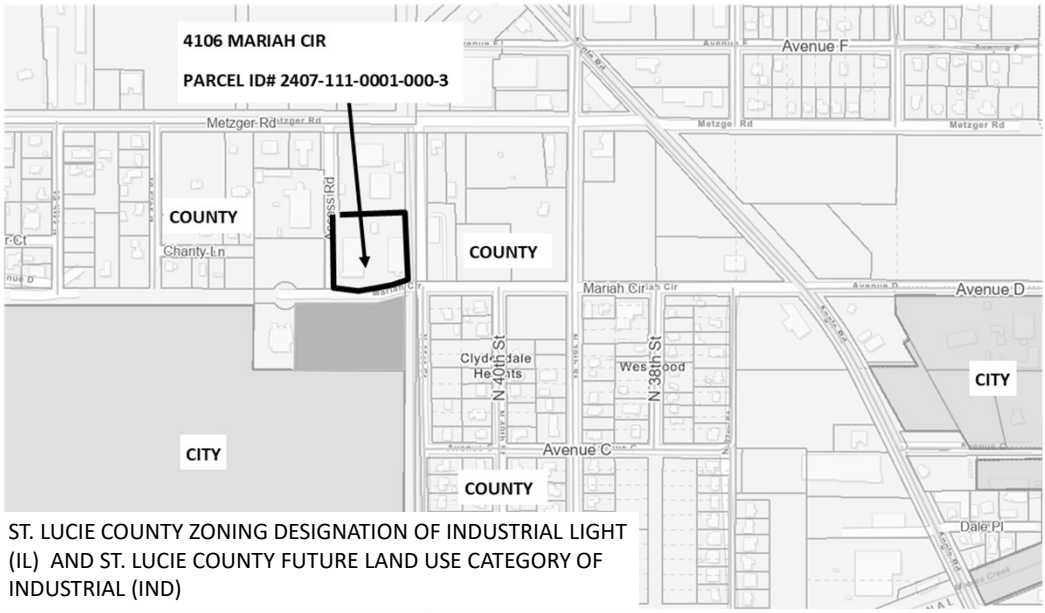

ST. LUCIE COUNTY ZONING DESIGNATION OF INDUSTRIAL LIGHT (IL) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF INDUSTRIAL (IND)

RECOMMENDATION

Staff recommend APPROVAL for the proposed ANNEXATION of 4106 MARIAH CIR.

ALTERNATIVE RECOMMENDATION

1. Modified Approval.
or
2. Disapproval.

SEQ	ORD #	SITE ADDRESS	OWNER	PARCEL ID	AREA (Ac)	FLU	ZONING	LEGAL
1	24-023	4105 Mariah Cir	KG Concrete & Development LLC	2407-114-0002-000-9	2.8	IND	IL	07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)
2	24-024	4106 Mariah Cir	Lawn Chair Properties LLC	2407-111-0001-000-3	1.99	IND	IL	7 35 40 E 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4-LESS N 355 FT AND LESS E 45 FT CANAL R/W AND LESS AVENUE D R/W- (1.99 AC) (OR 4006-2199)
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4	24-026	2304 S 41st Street	Unity Three Office Bldg LLC	2420-602-0016-000-9	0.3	COM	CG	PINEHURST S/D BLK 2 LOTS 4 AND 5 (0.30 AC) (OR 3674-2933)
5	24-027	4351 S 25th Street	Jose & Rosemary Torres	2432-414-0005-000-9	2.07	RS	AR-1	32 35 40 N 150 FT OF S 450 FT OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS E 40 FT FOR RD R/W AND LESS TO SLCAS IN OR 619-133- (2.07 AC) (OR 1549-1320)
6	24-028	4560 S 25th Street	Italian Castle Of The Treasure Coast LLC	2433-333-0001-000-6	20.06	RS & P/F	RF & I & AR-1	33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT,TH N 00 14 50 W 0.03 FT,TH N 00 02 57 E 77.97 FRT TO POB,TH CONT N 00 02 57 W 442.78 FT,TH N 89 42 06 EF 30.33 FT,TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102,TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)
7	24-029	4120 Selvitz	Accurate Septic Holdings LLC	2432-233-0001-000-6	1.68	IND	IH	32 35 40 N 200 FT OF S 653.50 FT OF E 365 FT OF W 415 FT OF SW 1/4 OF NW 1/4 (1.68 AC) (OR 2454-1199)

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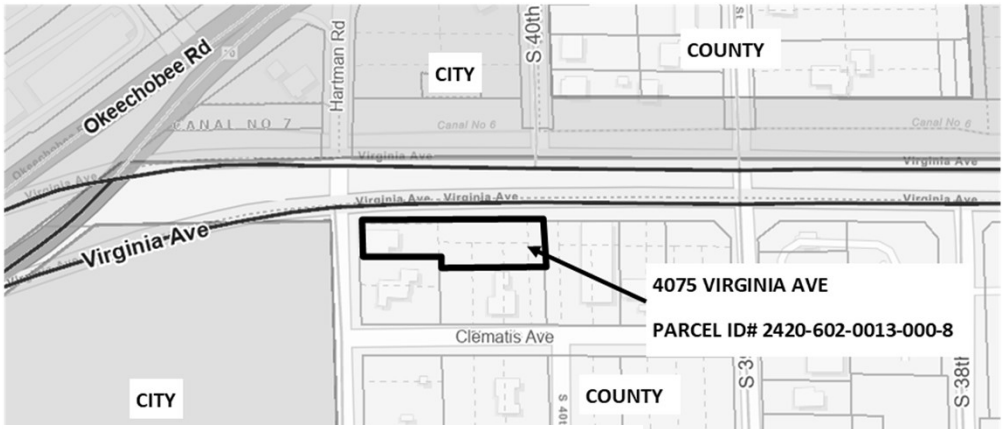

ST. LUCIE COUNTY ZONING DESIGNATION OF COMMERCIAL GENERAL (CG) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF COMMERCIAL (COM)

CITY INITIATED ANNEXATIONS

12

RECOMMENDATION

Staff recommend APPROVAL for the proposed ANNEXATION of 4075 VIRGINIA.

ALTERNATIVE RECOMMENDATION

1. Modified Approval.

or

2. Disapproval.

CITY INITIATED ANNEXATIONS

13

SEQ	ORD #	SITE ADDRESS	OWNER	PARCEL ID	AREA (Ac)	FLU	ZONING	LEGAL
1	24-023	4105 Mariah Cir	KG Concrete & Development LLC	2407-114-0002-000-9	2.8	IND	IL	07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)
2	24-024	4106 Mariah Cir	Lawn Chair Properties LLC	2407-111-0001-000-3	1.99	IND	IL	7 35 40 E 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4-LESS N 355 FT AND LESS E 45 FT CANAL R/W AND LESS AVENUE D R/W- (1.99 AC) (OR 4006-2199)
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4	24-026	2304 S 41st Street	Unity Three Office Bldg LLC	2420-602-0016-000-9	0.3	COM	CG	PINEHURST S/D BLK 2 LOTS 4 AND 5 (0.30 AC) (OR 3674-2933)
5	24-027	4351 S 25th Street	Jose & Rosemary Torres	2432-414-0005-000-9	2.07	RS	AR-1	32 35 40 N 150 FT OF S 450 FT OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS E 40 FT FOR RD R/W AND LESS TO SLCAS IN OR 619-133- (2.07 AC) (OR 1549-1320)
6	24-028	4560 S 25th Street	Italian Castle Of The Treasure Coast LLC	2433-333-0001-000-6	20.06	RS & P/F	RF & I & AR-1	33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT,TH N 00 14 50 W 0.03 FT,TH N 00 02 57 E 77.97 FRT TO POB,TH CONT N 00 02 57 W 442.78 FT,TH N 89 42 06 EF 30.33 FT,TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102,TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)
7	24-029	4120 Selvitz	Accurate Septic Holdings LLC	2432-233-0001-000-6	1.68	IND	IH	32 35 40 N 200 FT OF S 653.50 FT OF E 365 FT OF W 415 FT OF SW 1/4 OF NW 1/4 (1.68 AC) (OR 2454-1199)

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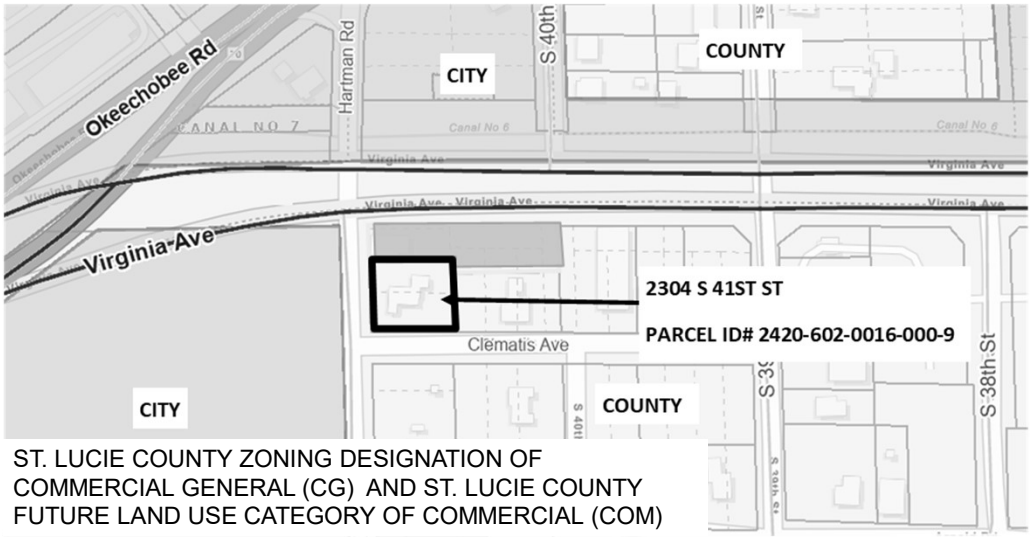


ST. LUCIE COUNTY ZONING DESIGNATION OF COMMERCIAL GENERAL (CG) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF COMMERCIAL (COM)

15

RECOMMENDATION

Staff recommend APPROVAL for the proposed ANNEXATION of 2304 S 41st.

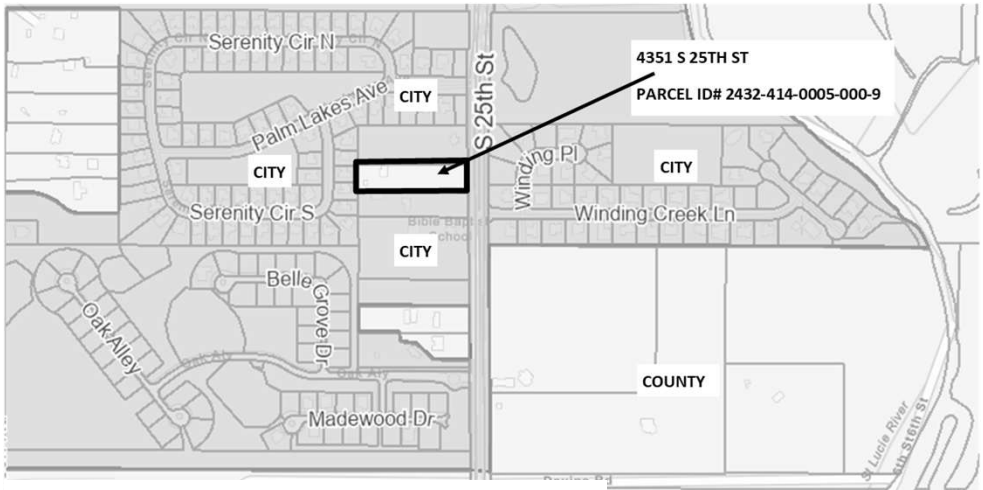
ALTERNATIVE RECOMMENDATION

1. Modified Approval.
or
2. Disapproval.

16

SEQ	ORD #	SITE ADDRESS	OWNER	PARCEL ID	AREA (Ac)	FLU	ZONING	LEGAL
1	24-023	4105 Mariah Cir	KG Concrete & Development LLC	2407-114-0002-000-9	2.8	IND	IL	07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)
2	24-024	4106 Mariah Cir	Lawn Chair Properties LLC	2407-111-0001-000-3	1.99	IND	IL	7 35 40 E 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4-LESS N 355 FT AND LESS E 45 FT CANAL R/W AND LESS AVENUE D R/W- (1.99 AC) (OR 4006-2199)
3	24-025	4075 Virginia Ave	Unity Three Office Bldg LLC	2420-602-0013-000-8	0.47	COM	CG	PINEHURST S/D BLK 2 S 6.5 FT OF LOT 2, ALL LOT 3 AND S 40.93 FT OF LOT 9 AND THAT PART OF LOTS 6, 7 AND 8 MPDAF: BEG NW COR LOT 6, RUN E ALG N LI LOTS 6, 7 AND 8 TO NE COR LOT 8, TH S 33.2 FT, TH W TO A PT ON W LI OF LOT 6, 38.11 FT S OF NW COR OF LOT 6, TH N 38.11 FT TO POB AND W 1/2 VAC S 40 ST ADJ ON E AS IN OR 294-1872 AND OR 468-369 (0.47 AC) LESS FOR SR 70 AS IN OR 787-57. (OR 3034-556)
4	24-026	2304 S 41st Street	Unity Three Office Bldg LLC	2420-602-0016-000-9	0.3	COM	CG	PINEHURST S/D BLK 2 LOTS 4 AND 5 (0.30 AC) (OR 3674-2933)
5	24-027	4351 S 25th Street	Jose & Rosemary Torres	2432-414-0005-000-9	2.07	RS	AR-1	32 35 40 N 150 FT OF S 450 FT OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS E 40 FT FOR RD R/W AND LESS TO SLCAS IN OR 619-133- (2.07 AC) (OR 1549-1320)
6	24-028	4560 S 25th Street	Italian Castle Of The Treasure Coast LLC	2433-333-0001-000-6	20.06	RS & P/F	RF & I & AR-1	33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT,TH N 00 14 50 W 0.03 FT,TH N 00 02 57 E 77.97 FRT TO POB,TH CONT N 00 02 57 W 442.78 FT,TH N 89 42 06 EF 30.33 FT,TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102,TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)
7	24-029	4120 Selvitz	Accurate Septic Holdings LLC	2432-233-0001-000-6	1.68	IND	IH	32 35 40 N 200 FT OF S 653.50 FT OF E 365 FT OF W 415 FT OF SW 1/4 OF NW 1/4 (1.68 AC) (OR 2454-1199)

17



ST. LUCIE COUNTY ZONING DESIGNATION OF AGRICULTURAL-1 (AR-1) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF RESIDENTIAL SUBURBAN (RS)

CITY INITIATED ANNEXATIONS

18

RECOMMENDATION

Staff recommend APPROVAL for the proposed ANNEXATION of 4351 S 25th.

ALTERNATIVE RECOMMENDATION

1. Modified Approval.
or
2. Disapproval.

CITY INITIATED ANNEXATIONS

19

SEQ	ORD #	SITE ADDRESS	OWNER	PARCEL ID	AREA (Ac)	FLU	ZONING	LEGAL
1	24-023	4105 Mariah Cir	KG Concrete & Development LLC	2407-114-0002-000-9	2.8	IND	IL	07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)
2	24-024	4106 Mariah Cir	Lawn Chair Properties LLC	2407-111-0001-000-3	1.99	IND	IL	7 35 40 E 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4-LESS N 355 FT AND LESS E 45 FT CANAL R/W AND LESS AVENUE D R/W- (1.99 AC) (OR 4006-2199)
3	24-025	4075 Virginia Ave	Unity Three Office Bldg LLC	2420-602-0013-000-8	0.47	COM	CG	PINEHURST S/D BLK 2 S 6.5 FT OF LOT 2, ALL LOT 3 AND S 40.93 FT OF LOT 9 AND THAT PART OF LOTS 6, 7 AND 8 MPDAF: BEG NW COR LOT 6, RUN E ALG N LI LOTS 6, 7 AND 8 TO NE COR LOT 8, TH S 33.2 FT, TH W TO A PT ON W LI OF LOT 6, 38.11 FT S OF NW COR OF LOT 6, TH N 38.11 FT TO POB AND W 1/2 VAC S 40 ST ADJ ON E AS IN OR 294-1872 AND OR 468-369 (0.47 AC) LESS FOR SR 70 AS IN OR 787-57. (OR 3034-556)
4	24-026	2304 S 41st Street	Unity Three Office Bldg LLC	2420-602-0016-000-9	0.3	COM	CG	PINEHURST S/D BLK 2 LOTS 4 AND 5 (0.30 AC) (OR 3674-2933)
5	24-027	4351 S 25th Street	Jose & Rosemary Torres	2432-414-0005-000-9	2.07	RS	AR-1	32 35 40 N 150 FT OF S 450 FT OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS E 40 FT FOR RD R/W AND LESS TO SLCAS IN OR 619-133- (2.07 AC) (OR 1549-1320)
6	24-028	4560 S 25th Street	Italian Castle Of The Treasure Coast LLC	2433-333-0001-000-6	20.06	RS & P/F	RF & I & AR-1	33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT,TH N 00 14 50 W 0.03 FT,TH N 00 02 57 E 77.97 FRT TO POB,TH CONT N 00 02 57 W 442.78 FT,TH N 89 42 06 EF 30.33 FT,TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102,TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)
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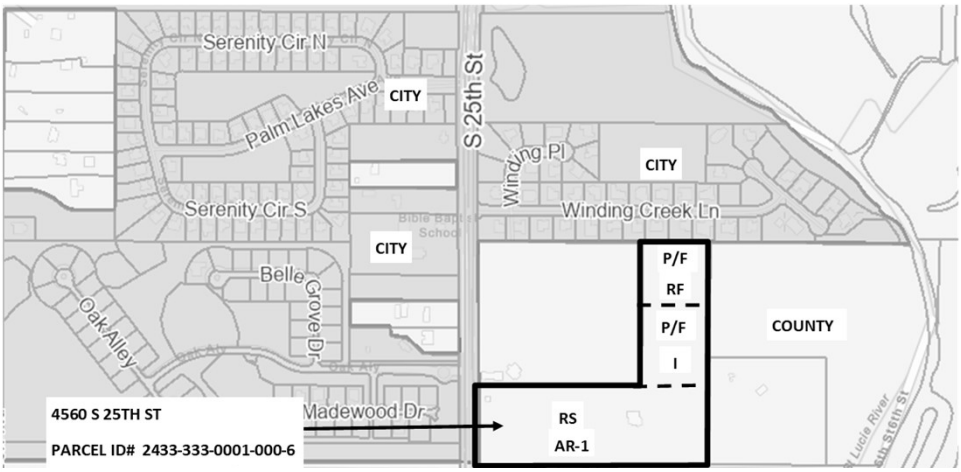
20



ST. LUCIE COUNTY ZONING DESIGNATIONS OF AGRICULTURAL-1 (AR-1) AND RELIGIOUS FACILITIES (RF) AND INSTITUTIONAL (I) AND THE ST. LUCIE COUNTY FUTURE LAND USE CATEGORIES OF PUBLIC FACILITIES (P/F) AND RESIDENTIAL SUBURBAN (RS)

RECOMMENDATION

Staff recommend APPROVAL for the proposed ANNEXATION of 4560 S 25th ST.

ALTERNATIVE RECOMMENDATION

1. Modified Approval.
or
2. Disapproval.

SEQ	ORD #	SITE ADDRESS	OWNER	PARCEL ID	AREA (Ac)	FLU	ZONING	LEGAL
1	24-023	4105 Mariah Cir	KG Concrete & Development LLC	2407-114-0002-000-9	2.8	IND	IL	07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)
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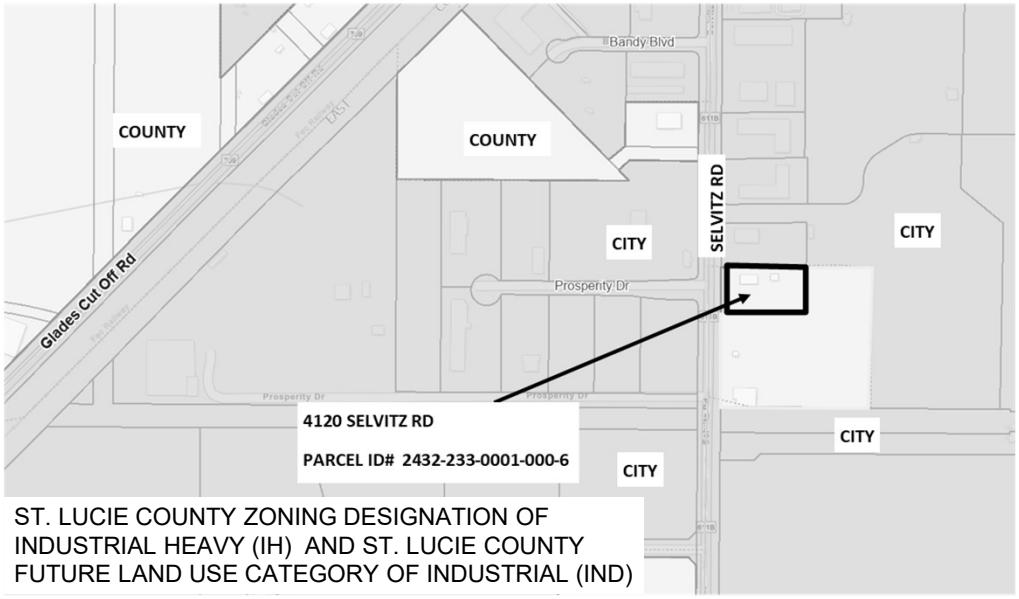
4	24-026	2304 S 41st Street	Unity Three Office Bldg LLC	2420-602-0016-000-9	0.3	COM	CG	PINEHURST S/D BLK 2 LOTS 4 AND 5 (0.30 AC) (OR 3674-2933)
5	24-027	4351 S 25th Street	Jose & Rosemary Torres	2432-414-0005-000-9	2.07	RS	AR-1	32 35 40 N 150 FT OF S 450 FT OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS E 40 FT FOR RD R/W AND LESS TO SLCAS IN OR 619-133- (2.07 AC) (OR 1549-1320)
6	24-028	4560 S 25th Street	Italian Castle Of The Treasure Coast LLC	2433-333-0001-000-6	20.06	RS & P/F	RF & I & AR-1	33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT,TH N 00 14 50 W 0.03 FT,TH N 00 02 57 E 77.97 FRT TO POB,TH CONT N 00 02 57 W 442.78 FT,TH N 89 42 06 EF 30.33 FT,TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102,TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)
7	24-029	4120 Selvitz	Accurate Septic Holdings LLC	2432-233-0001-000-6	1.68	IND	IH	32 35 40 N 200 FT OF S 653.50 FT OF E 365 FT OF W 415 FT OF SW 1/4 OF NW 1/4 (1.68 AC) (OR 2454-1199)

23



ST. LUCIE COUNTY ZONING DESIGNATION OF INDUSTRIAL HEAVY (IH) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF INDUSTRIAL (IND)

CITY INITIATED ANNEXATIONS

24

RECOMMENDATION

Staff recommend APPROVAL for the proposed ANNEXATION of 4120 SELVITZ RD.

ALTERNATIVE RECOMMENDATION

1. Modified Approval.
or
2. Disapproval.

ORDINANCE NO. 24-027

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4351 SOUTH 25TH STREET IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF AGRICULTURAL-1 (AR-1) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF RESIDENTIAL SUBURBAN (RS); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Part I, Chapter 171, Florida Statutes, sets forth a procedure for Municipal Annexation; and

WHEREAS, in accordance with Chapter 171.044 F.S., the owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may apply to the governing body of said municipality to have said property be annexed to the municipality; and

WHEREAS, the owners have entered an Annexation Agreement Exhibit “A” with the Fort Pierce Utilities Authority which grants in consideration of water service and/or sewer service to the subject property that such agreement is considered as a voluntary application for annexation into the City of Fort Pierce; and

WHEREAS, the Annexation Agreement bears the signature(s) of current and/or former owner(s) of property in the area proposed to be annexed; and

WHEREAS, the Grantor identified in each Fort Pierce Utilities Authority Annexation Agreement represents themselves, their heirs, successors, and assigns in regard to the subject property and also waives any and all objection to annexation of the property; and

WHEREAS, the estimated population of the annexation is 2; and

WHEREAS, the City of Fort Pierce Planning Board, at their May 13th, 2024, meeting, voted 6 to 0 to recommend approval of the request; and

WHEREAS, in accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department has provided notice of this annexation by mail to the St. Lucie County Administrator’s Office on July 2nd, 2024, no fewer than thirty (30) days prior to the first reading of this annexation by the City Commission of the City of Fort Pierce, Florida; and

WHEREAS, in accordance with Chapter 171.044(6) of the Florida Statutes, the City Planning Department has provided notice of this annexation, via certified mail, to the

St. Lucie County Board of County Commissioners on July 8th, 2024, no fewer than ten (10) days prior to publishing or posting the ordinance notice.

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. The territorial limits of the City of Fort Pierce, Florida, are hereby extended, as depicted, together with legal description on **Exhibit "B,"** attached hereto and incorporated herein; and annexed into the City:

Parcel ID: 2432-414-0005-000-9

LEGAL DESCRIPTION:
32 35 40 N 150 FT OF S 450 FT OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS E 40 FT FOR RD R/W AND LESS TO SLCAS IN OR 619-133- (2.07 AC) (OR 1549-1320)

Containing 2.07 acres, more or less

Said property containing 2.07 acres and being generally located at 4351 South 25th Street, Fort Pierce, FL 34981.

SECTION 2. The subject property shall retain the existing St. Lucie County Zoning designation of Agricultural-1 (AG-) and the existing St. Lucie County Future Land Use category of Residential Suburban (RS).

SECTION 3. That the St. Lucie County Property Appraiser and the St. Lucie County Tax Collector are directed to place upon and add to the assessment roll, and to collect taxes on the land described in Exhibit "B" hereof as of January 1, 2025, and subsequent years, and to enter the same at such valuation that it will bear an equal and just proportion of taxes as of that date and subsequent years. The property tax classifications and exemptions currently in effect upon and applied to the land described in Exhibit "B" shall not be affected by this Ordinance, so long as the classifications and exemptions are consistent with the standards set forth by the Saint Lucie County Property Appraiser. Nothing in this Ordinance is intended to, or shall be construed as, a revocation or abrogation of the land's current Saint Lucie County Property Appraiser's tax classifications and exemptions.

SECTION 4. That in accordance with Chapter 171.044(3), this Ordinance shall be filed with clerk of the circuit court, the chief administrative officer of St. Lucie County, and the Department of State within seven (7) days after adoption.

SECTION 5. That in accordance with Chapter 171.091, any change in the City boundaries through annexation shall revise the charter boundary article and shall be filed as a revision of the charter with the Department of State within thirty (30) days; and a copy of such revision shall be submitted to the Office of Economic and Demographic Research along with a statement specifying the population census effect and the affected land area.

SECTION 6. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 7. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance, which shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 8. This Ordinance shall take effect immediately upon passage.

APPROVED AS TO
FORM AND CORRECTNESS:

_____
Sara Hedges ESQ.
City Attorney

STATE OF FLORIDA COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 24-027 was duly advertised by title only in the St. Lucie News Tribune on July 21st, 2024; copy of said Ordinance was made available at the Office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on August 4th, 2024; and was duly introduced, read by title only, and passed on second and final reading on _____, 2024, by the City Commission of Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this _____ day of _____, 2024.

_____
Linda Hudson, Mayor

ATTEST:

_____
Linda W. Cox
City Clerk

(SEAL)

EXHIBIT "A"
FORT PIERCE UTILITIES ANNEXATION AGREEMENT (page 1 of 2)

RETURN TO: BOX 25
This instrument prepared by:

Fort Pierce Utilities Authority
P.O. Box 3191
Fort Pierce, FL 34948-3191

Property Appraisers Parcel Identification (Folio) Number(s):

2432-414-0005-0009

ANNEXATION AGREEMENT
INDIVIDUAL

To: DIRECTOR OF UTILITIES
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

4351 S. 25 ST.
Location Address

Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

See attached

THE ABOVE-DESCRIBED PROPERTY IS (~~NOT~~) THE HOMESTEAD OF THE GRANTOR(S). IF NOT THE HOMESTEAD, THE

GRANTOR(S) RESIDE(S) AT _____

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, I hereunto set MY hand(s) and seal this 10 day of JULY, 2002.

Signed, sealed and delivered in our presence as witnesses:

Julie Sizemore
Witness Signature
Julie Sizemore
Printed Witness Signature

Mary Thomas
Witness Signature
Mary Thomas
Printed Witness Signature

STATE OF Florida

COUNTY OF St. Lucie

Jose Torres
Signature
JOSE TORRES
Printed Signature
4351 S 25 ST
Address
FORT PIERCE, FL
City, State, Zip

Rosemary Torres
Signature
ROSEMARY TORRES
Printed Signature
4351 S 25 ST
Address
FORT PIERCE, FL
City, State, Zip

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared JOSE TORRES AND ROSEMARY TORRES, HUSBAND AND WIFE known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, that I relied upon the following form(s) identification of the above-named person(s): [Personally Known to me] and that an oath was not taken.

RUBBER STAMP NOTARY SEAL

Mary E. Thomas
Commission # DD038807
Expires July 28, 2006
Bonded Thru
Atlantic Bonding Co., Inc.

Witness my hand and official Seal in the County and State last

Aforesaid this 10 day of July A.D. 2002.

Mary Thomas
Notary Signature
Mary Thomas
Notary Printed Signature

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE NUMBER: 2070055 OR BOOK 1557 PAGE 1240
Recorded=07/24/02 11:20

EXHIBIT "A"
FORT PIERCE UTILITIES ANNEXATION AGREEMENT (page 2 of 2)

CERTIFIED TO BE A TRUE AND
CORRECT COPY OF THE ORIGINAL

Schedule A

The North 150 feet of the South 450 feet of the SE 1/4 of the NE 1/4 of the SE 1/4 of Section 32, Township 35 South, Range 40 East, less the East 40 feet for road right of way.

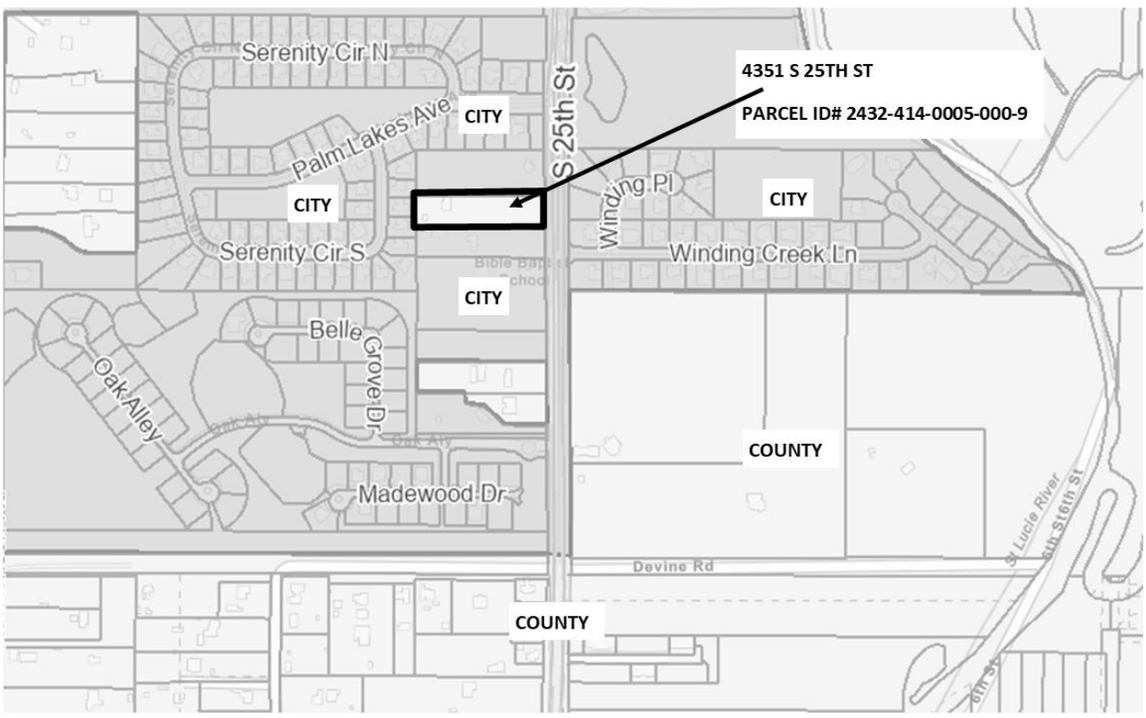
LESS AND EXCEPT THE FOLLOWING:

A strip of land lying in the SE 1/4 of the NE 1/4 of the SE 1/4 of Section 32, Township 35 South, Range 40 East and being more particularly described as follows:

Commence at the SE corner of said Section 32; thence S89°53'19"W, along the South line of said Section 32, a distance of 40.00 feet to the intersection of said South line and the West right of way line of South 25th Street; thence N00°03'12"W, along said West right of way line and parallel with the East line of said Section 32, a distance of 1620.69 feet to the South line of the North 150.00 feet of the South 450.00 feet of said SE 1/4 of the NE 1/4 of the SE 1/4 and the Point of Beginning; thence continue N00°03'12"W, along said West right of way line and parallel with said East line of Section 32, a distance of 150.00 feet to the North line of the South 450.00 feet of the SE 1/4 of the NE 1/4 of said SE 1/4; thence S89°58'48"W, along said North line, a distance of 17.77 feet; thence S00°39'35"E, a distance of 150.01 feet to said South line of the North 150.00 feet of the South 450.00 feet of the SE 1/4 of the NE 1/4 of the SE 1/4; thence N89°58'48"E, along said South line, a distance of 16.18 feet to the Point of Beginning.

OR BOOK 1557 PAGE 1241

EXHIBIT "B"
TERRITORIAL LIMITS AND LEGAL DESCRIPTION



LEGAL DESCRIPTION

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RETURN TO: BOX 25
This instrument prepared by:

Fort Pierce Utilities Authority
P.O. Box 3191
Fort Pierce, FL 34948-3191

Property Appraisers Parcel Identification (Folio) Number(s):

2432-414-0005-0009

ANNEXATION AGREEMENT
INDIVIDUAL

Mark 10 SP

TO: DIRECTOR OF UTILITIES
FORT PIERCE UTILITIES AUTHORITY
POST OFFICE BOX 3191
FORT PIERCE, FLORIDA 34948-3191

4351 S. 25 ST.
Location Address

Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

See attached

THE ABOVE-DESCRIBED PROPERTY IS (~~NOT~~) THE HOMESTEAD OF THE GRANTOR(S). IF NOT THE HOMESTEAD, THE GRANTOR(S) RESIDE(S) AT _____

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, I hereunto set MY hand(s) and seal this 10 day of JULY, 2002.

Signed, sealed and delivered in our presence as witnesses:

Julie Sizemore
Witness Signature
Julie Sizemore
Printed Witness Signature

Mary Thomas
Witness Signature
Mary Thomas
Printed Witness Signature

STATE OF Florida

COUNTY OF St. Lucie

Signature
JOSE TORRES
Printed Signature
4351 S 25 ST
Address
FORT PIERCE, FL
City, State, Zip

Signature
ROSEMARY TORRES
Printed Signature
4351 S 25 ST
Address
FORT PIERCE, FL
City, State, Zip

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared JOSE TORRES AND ROSEMARY TORRES, HUSBAND AND WIFE known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that _____ executed the same, that I relied upon the following form(s) identification of the above-named person(s): (Personally Known to me) and that an oath was not taken.

RUBBER STAMP NOTARY SEAL

Mary E. Thomas
Commission # DD128627
Expires July 28, 2006
Bonded Thru
Atlantic Bonding Co., Inc.

Witness my hand and official Seal in the County and State last Aforesaid this 10 day of July A.D. 2002.

Mary Thomas
Notary Signature
Mary Thomas
Notary Printed Signature

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2070055 OR BOOK 1557 PAGE 1240
Recorded:07/24/02 11:30

CERTIFIED TO BE A TRUE AND
CORRECT COPY OF THE ORIGINAL

Schedule A

The North 150 feet of the South 450 feet of the SE 1/4 of the NE 1/4 of the SE 1/4 of Section 32, Township 35 South, Range 40 East, less the East 40 feet for road right of way.

LESS AND EXCEPT THE FOLLOWING:

A strip of land lying in the SE 1/4 of the NE 1/4 of the SE 1/4 of Section 32, Township 35 South, Range 40 East and being more particularly described as follows:

Commence at the SE corner of said Section 32; thence S89°53'19"W, along the South line of said Section 32, a distance of 40.00 feet to the intersection of said South line and the West right of way line of South 25th Street; thence N00°03'12"W, along said West right of way line and parallel with the East line of said Section 32, a distance of 1620.69 feet to the South line of the North 150.00 feet of the South 450.00 feet of said SE 1/4 of the NE 1/4 of the SE 1/4 and the Point of Beginning; thence continue N00°03'12"W, along said West right of way line and parallel with said East line of Section 32, a distance of 150.00 feet to the North line of the South 450.00 feet of the SE 1/4 of the NE 1/4 of said SE 1/4; thence S89°58'48"W, along said North line, a distance of 17.77 feet; thence S00°39'35"E, a distance of 150.01 feet to said South line of the North 150.00 feet of the South 450.00 feet of the SE 1/4 of the NE 1/4 of the SE 1/4; thence N89°58'48"E, along said South line, a distance of 16.18 feet to the Point of Beginning.

BUSINESS IMPACT ESTIMATE

SUBMITTED BY:

SUBJECT:

---

1. Summary of the proposed ordinance, including a statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the municipality.

2. Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City:

   a. Estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted.

   b. Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.

   c. An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

3. A good faith estimate of the number of businesses likely to be impacted by the ordinance.

4. Any additional information the Commission may find useful.

As approved as part of SB170 and effective October 1, 2023, pursuant to Section 166.041(4), Florida Statutes, the City is required to prepare a business impact estimate prior to enacting an ordinance, subject to exemptions noted in the Law.

This does not apply to the following types of ordinances:

1. Ordinances required for compliance with federal or state law or regulation;
2. Ordinances relating to the issuance or refinancing of debt;
3. Ordinances relating to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
4. Ordinances required to implement a contract or an agreement, including, but not limited to, any federal, state, local, or private grant, or other financial assistance accepted by a municipal government;
5. Emergency ordinances;
6. Ordinances relating to procurement; or
7. Ordinances enacted to implement the following:
    a. Part II of chapter 163, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements, and development permits;
    b. Sections 190.005 and 190.046; 351
    c. Section 553.73, relating to the Florida Building Code; or
    d. Section 633.202, relating to the Florida Fire Prevention Code.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Legislative Hearing - Ordinance 24-027 - City Initiated Annexation 4351 S 25th Street

NOTICES PROVIDED PURSUANT TO: City Code Section 125-37 of the Code of Ordinances of the City of Fort Pierce and Chapter 171 of Florida State Statutes.

NOTICE BY NEWSPAPER: July 21st, 2024, **and,** August 4th, 2024.

NOTICE BY MAIL: July 2nd, 2024

NOTICE BY SIGNS: N/A

VERIFIED BY: Kev Freeman

TITLE: Planning Director

SIGNATURE:

DATE: July 7th, 2024

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 ▪ CITYOFFORTPIERCE.COM ▪ TEL: 772.467.3000 ▪ FAX: 772.466.5808

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE
Florida

TO: Kev Freeman, Planning Director

FROM: Sara Hedges, City Attorney SH

RE: Voluntary Annexation (City-FPUA) at 4351 S 25th Street

CAO RLS FILE: RLS 24-216

DATE: June 7, 2024

I have reviewed the above Request for Legal Services (RLS). I have made suggested changes to the Ordinance, mostly to make this Ordinance consistent in template to recent annexation ordinances. Please incorporate these changes into your template. The Ordinance has been uploaded in a Track Changes Version and a Clean Copy Version, with the suggested changes included. The Clean Copy Version is approved as to form and correctness. You will need to include the information in the blanks prior to presentation to the City Commission.

If you have any questions, please do not hesitate to contact this Office via phone or e-mail.

Thank you.
SH/mm

LocaliQ
Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Linda Cox
Accounts Payable Dept
City Of Fort Pierce Legals
Po Box 1480
Fort Pierce FL 34954-1480

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Main Legal CLEGL, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

07/21/2024, 08/04/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/04/2024

Legal Clerk

Notary, State of WI, County of Brown

3.7.29

My commission expires

Publication Cost:	$1691.60
Tax Amount:	$0.00
Payment Cost:	$1691.60
Order No:	10380266
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THIS IS NOT AN INVOICE!

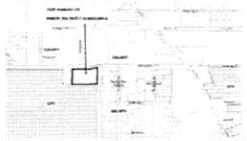
Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

CITY OF FORT PIERCE
NOTICE OF PROPOSED ANNEXATION

The City Commission of the City of Fort Pierce, Florida, pursuant to Chapter 171 of Florida State Statutes, and of the Code of Ordinances of the City of Fort Pierce, will hold Public Hearings, on Monday August 5, 2024, at 5:05 p.m. and on Monday August 19, 2024, at 5:05 p.m. for the enactment of the following proposed annexation ordinance, in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida; said ordinances entitled:

ORDINANCE NO. 24-023 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4195 MARIAH CIR IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF INDUSTRIAL LIGHT (IL) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF INDUSTRIAL (IND); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

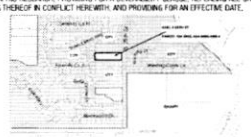


ORDINANCE NO. 24-024 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4106 MARIAH CIR IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF INDUSTRIAL LIGHT (IL) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF INDUSTRIAL (IND); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

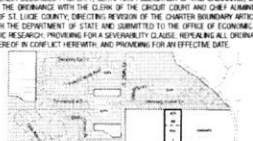
ORDINANCE NO. 24-025 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4675 VIRGINIA AVE IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF COMMERCIAL GENERAL (CG) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF COMMERCIAL (COM); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 24-026 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 2304 SOUTH 41ST STREET IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF COMMERCIAL GENERAL (CG) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF COMMERCIAL (COM); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 24-027 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4351 SOUTH 25TH STREET IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF AGRICULTURAL-1 (AR-1) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF RESIDENTIAL SUBURBAN (RS); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.



ORDINANCE NO. 24-028 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4560 SOUTH 25TH STREET IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATIONS OF AGRICULTURAL-1 (AR-1) AND RELIGIOUS FACILITIES (RF) AND INSTITUTIONAL-B AND THE ST. LUCIE COUNTY FUTURE LAND USE CATEGORIES OF PUBLIC FACILITIES (PF) AND RESIDENTIAL SUBURBAN (RS); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.



ORDINANCE NO. 24-029 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4120 SEAVIEW RD IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF INDUSTRIAL HEAVY (IH) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF INDUSTRIAL (IND); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

All interested parties may appear at the Public Hearings and be heard with respect to the proposed annexations. Said proposed ordinance and application will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1 Fort Pierce, Florida.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises you that if you or another person decides to appeal any decision made by the City Commission with respect to any matter considered at its meeting or hearing, that you or said person will need a record of the proceedings, and that for such purpose, affected persons may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

/s/ Linda W. Cox, City Clerk
Publish: 7/21/24 and 8/4/24

TR-PM01-47

City Commission Regular Meeting - 5:05 pm **12. f.**

Meeting Date: 08/19/2024

Re: Legislative Hearing - Ordinance 24-028 - City Initiated Annexation 4560 S 25th Street

Submitted For: Kev Freeman, Planning Director, Planning Department

---

SUBJECT:

Legislative Hearing - Ordinance 24-028 - City Initiated Annexation of one (1) parcel owned by Italian Castle Of The Treasure Coast LLC located at or near 4560 S 25th Street. Parcel ID#:2433-333-0001-000-6 - SECOND READING

SUMMARY:

This parcel is subject to a utility agreement with the City of Fort Pierce, and Fort Pierce Utility Authority. The agreement provides for the annexation of the subject property at the time that it becomes contiguous with the City limits.

The annexation agreements bind subsequent heirs, successors or assigns, to annex into the City limits once the condition to annex has been met. That condition has recently been met.

The Current Zoning and Future Land Use of the property will not be amended at this time and will remain as designated/categorized by St. Lucie County.

RECOMMENDATION:

Staff recommends APPROVAL of the City Initiated Annexation.

ALTERNATIVES:

1. Modified Approval.

or

2. Disapproval.

RESPONSIBLE STAFF:

Kev Freeman, Planning Director.

COORDINATED WITH:

City Attorney
Planning Board

Fiscal Impact

Budgeted Y/N: N

Fiscal Year: 2025

OTHER INFORMATION:

Additional Property Tax

Attachments

Staff Presentation
Draft Ordinance
FPUA Agreement
Business Impact
Public Notification Certification
RLS
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	07/06/2024 12:07 PM
City Manager	Nick Mimms	07/22/2024 09:44 AM

Form Started By: Kev Freeman Started On: 07/05/2024 10:05 AM
Final Approval Date: 08/12/2024

CITY OF FORT PIERCE

CITY COMMISSION

AUGUST 5th ,2024

CITY INITIATED ANNEXATIONS

1

SUMMARY

Seven (7) properties are subject to existing utility agreements with the City of Fort Pierce, and Fort Pierce Utility Authority.

The agreement provides for the annexation of the subject property at the time that the subject property becomes contiguous with the City limit.

The annexation agreements bind subsequent heirs, successors, or assigns to annex voluntarily into the City limits once the condition to annex has been met. That condition has recently been met for these lots or will subsequently be met because of the proposed sequence of processing of the annexations.

2

SEQ	ORD #	SITE ADDRESS	OWNER	PARCEL ID	AREA (Ac)	FLU	ZONING	LEGAL
1	24-023	4105 Mariah Cir	KG Concrete & Development LLC	2407-114-0002-000-9	2.8	IND	IL	07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)
2	24-024	4106 Mariah Cir	Lawn Chair Properties LLC	2407-111-0001-000-3	1.99	IND	IL	7 35 40 E 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4-LESS N 355 FT AND LESS E 45 FT CANAL R/W AND LESS AVENUE D R/W- (1.99 AC) (OR 4006-2199)
3	24-025	4075 Virginia Ave	Unity Three Office Bldg LLC	2420-602-0013-000-8	0.47	COM	CG	PINEHURST S/D BLK 2 S 6.5 FT OF LOT 2, ALL LOT 3 AND S 40.93 FT OF LOT 9 AND THAT PART OF LOTS 6, 7 AND 8 MPDAF: BEG NW COR LOT 6, RUN E ALG N LI LOTS 6, 7 AND 8 TO NE COR LOT 8, TH S 33.2 FT, TH W TO A PT ON W LI OF LOT 6, 38.11 FT S OF NW COR OF LOT 6, TH N 38.11 FT TO POB AND W 1/2 VAC S 40 ST ADJ ON E AS IN OR 294-1872 AND OR 468-369 (0.47 AC) LESS FOR SR 70 AS IN OR 787-57. (OR 3034-556)
4	24-026	2304 S 41st Street	Unity Three Office Bldg LLC	2420-602-0016-000-9	0.3	COM	CG	PINEHURST S/D BLK 2 LOTS 4 AND 5 (0.30 AC) (OR 3674-2933)
5	24-027	4351 S 25th Street	Jose & Rosemary Torres	2432-414-0005-000-9	2.07	RS	AR-1	32 35 40 N 150 FT OF S 450 FT OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS E 40 FT FOR RD R/W AND LESS TO SLCAS IN OR 619-133- (2.07 AC) (OR 1549-1320)
6	24-028	4560 S 25th Street	Italian Castle Of The Treasure Coast LLC	2433-333-0001-000-6	20.06	RS & P/F	RF & I & AR-1	33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT,TH N 00 14 50 W 0.03 FT,TH N 00 02 57 E 77.97 FRT TO POB,TH CONT N 00 02 57 W 442.78 FT,TH N 89 42 06 EF 30.33 FT,TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102,TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)
7	24-029	4120 Selvitz	Accurate Septic Holdings LLC	2432-233-0001-000-6	1.68	IND	IH	32 35 40 N 200 FT OF S 653.50 FT OF E 365 FT OF W 415 FT OF SW 1/4 OF NW 1/4 (1.68 AC) (OR 2454-1199)

3

SUMMARY

The Current Zoning and Future Land Use of the properties will not be amended at this time and will remain as designated/categorized by St. Lucie County.

The annexations will be processed through seven (7) ordinances being dealt with in a sequence to meet with State Statute requirement for contiguity.

CITY INITIATED ANNEXATIONS

4

SEQ	ORD #	SITE ADDRESS	OWNER	PARCEL ID	AREA (Ac)	FLU	ZONING	LEGAL
1	24-023	4105 Mariah Cir	KG Concrete & Development LLC	2407-114-0002-000-9	2.8	IND	IL	07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)
2	24-024	4106 Mariah Cir	Lawn Chair Properties LLC	2407-111-0001-000-3	1.99	IND	IL	7 35 40 E 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4-LESS N 355 FT AND LESS E 45 FT CANAL R/W AND LESS AVENUE D R/W- (1.99 AC) (OR 4006-2199)
3	24-025	4075 Virginia Ave	Unity Three Office Bldg LLC	2420-602-0013-000-8	0.47	COM	CG	PINEHURST S/D BLK 2 S 6.5 FT OF LOT 2, ALL LOT 3 AND S 40.93 FT OF LOT 9 AND THAT PART OF LOTS 6, 7 AND 8 MPDAF: BEG NW COR LOT 6, RUN E ALG N LI LOTS 6, 7 AND 8 TO NE COR LOT 8, TH S 33.2 FT, TH W TO A PT ON W LI OF LOT 6, 38.11 FT S OF NW COR OF LOT 6, TH N 38.11 FT TO POB AND W 1/2 VAC S 40 ST ADJ ON E AS IN OR 294-1872 AND OR 468-369 (0.47 AC) LESS FOR SR 70 AS IN OR 787-57. (OR 3034-556)
4	24-026	2304 S 41st Street	Unity Three Office Bldg LLC	2420-602-0016-000-9	0.3	COM	CG	PINEHURST S/D BLK 2 LOTS 4 AND 5 (0.30 AC) (OR 3674-2933)
5	24-027	4351 S 25th Street	Jose & Rosemary Torres	2432-414-0005-000-9	2.07	RS	AR-1	32 35 40 N 150 FT OF S 450 FT OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS E 40 FT FOR RD R/W AND LESS TO SLCAS IN OR 619-133- (2.07 AC) (OR 1549-1320)
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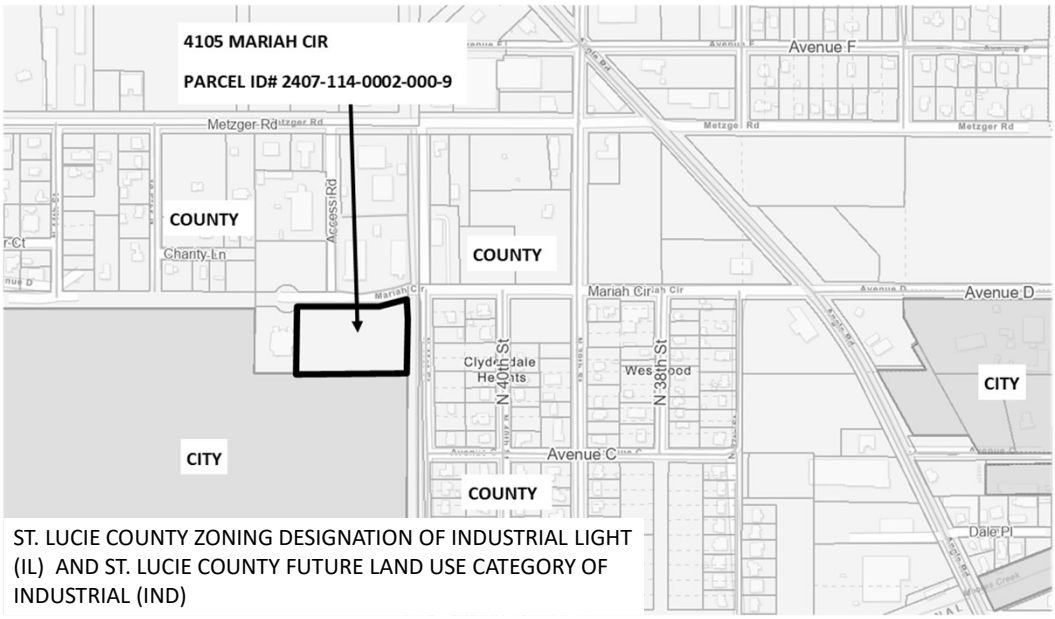
7	24-029	4120 Selvitz	Accurate Septic Holdings LLC	2432-233-0001-000-6	1.68	IND	IH	32 35 40 N 200 FT OF S 653.50 FT OF E 365 FT OF W 415 FT OF SW 1/4 OF NW 1/4 (1.68 AC) (OR 2454-1199)

5



ST. LUCIE COUNTY ZONING DESIGNATION OF INDUSTRIAL LIGHT (IL) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF INDUSTRIAL (IND)

CITY INITIATED ANNEXATIONS

6

RECOMMENDATION

Staff recommend APPROVAL for the proposed ANNEXATION of 4105 MARIAH CIR.

ALTERNATIVE RECOMMENDATION

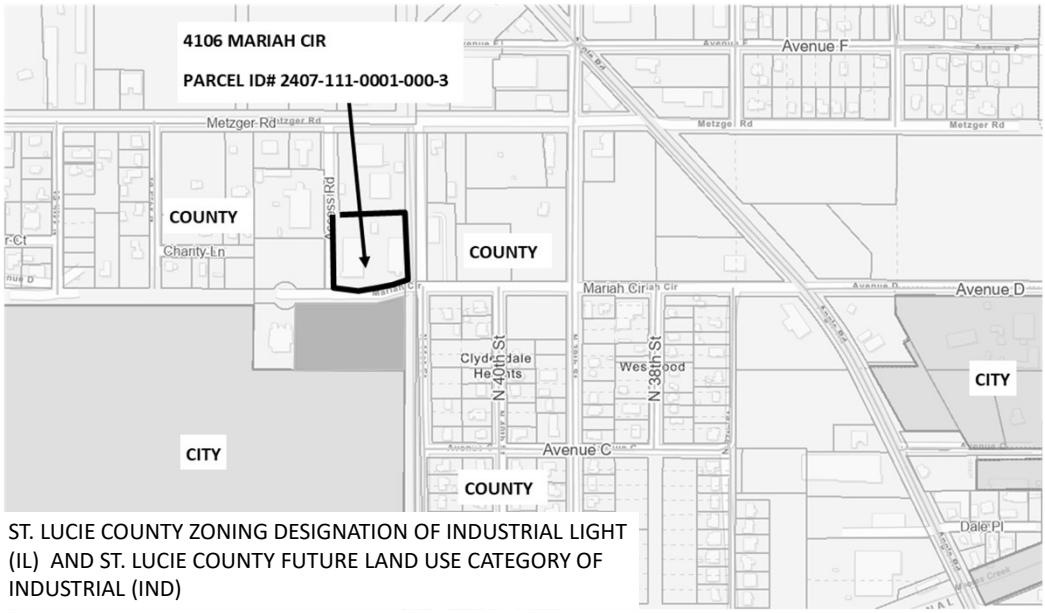
1. Recommend Modified Approval.
or
2. Recommend Disapproval.

CITY INITIATED ANNEXATIONS

7

SEQ	ORD #	SITE ADDRESS	OWNER	PARCEL ID	AREA (Ac)	FLU	ZONING	LEGAL
1	24-023	4105 Mariah Cir	KG Concrete & Development LLC	2407-114-0002-000-9	2.8	IND	IL	07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)
2	24-024	4106 Mariah Cir	Lawn Chair Properties LLC	2407-111-0001-000-3	1.99	IND	IL	7 35 40 E 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4-LESS N 355 FT AND LESS E 45 FT CANAL R/W AND LESS AVENUE D R/W- (1.99 AC) (OR 4006-2199)
3	24-025	4075 Virginia Ave	Unity Three Office Bldg LLC	2420-602-0013-000-8	0.47	COM	CG	PINEHURST S/D BLK 2 S 6.5 FT OF LOT 2, ALL LOT 3 AND S 40.93 FT OF LOT 9 AND THAT PART OF LOTS 6, 7 AND 8 MPDAF: BEG NW COR LOT 6, RUN E ALG N LI LOTS 6, 7 AND 8 TO NE COR LOT 8, TH S 33.2 FT, TH W TO A PT ON W LI OF LOT 6, 38.11 FT S OF NW COR OF LOT 6, TH N 38.11 FT TO POB AND W 1/2 VAC S 40 ST ADJ ON E AS IN OR 294-1872 AND OR 468-369 (0.47 AC) LESS FOR SR 70 AS IN OR 787-57. (OR 3034-556)
4	24-026	2304 S 41st Street	Unity Three Office Bldg LLC	2420-602-0016-000-9	0.3	COM	CG	PINEHURST S/D BLK 2 LOTS 4 AND 5 (0.30 AC) (OR 3674-2933)
5	24-027	4351 S 25th Street	Jose & Rosemary Torres	2432-414-0005-000-9	2.07	RS	AR-1	32 35 40 N 150 FT OF S 450 FT OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS E 40 FT FOR RD R/W AND LESS TO SLCAS IN OR 619-133- (2.07 AC) (OR 1549-1320)
6	24-028	4560 S 25th Street	Italian Castle Of The Treasure Coast LLC	2433-333-0001-000-6	20.06	RS & P/F	RF & I & AR-1	33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT,TH N 00 14 50 W 0.03 FT,TH N 00 02 57 E 77.97 FRT TO POB,TH CONT N 00 02 57 W 442.78 FT,TH N 89 42 06 EF 30.33 FT,TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102,TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)
7	24-029	4120 Selvitz	Accurate Septic Holdings LLC	2432-233-0001-000-6	1.68	IND	IH	32 35 40 N 200 FT OF S 653.50 FT OF E 365 FT OF W 415 FT OF SW 1/4 OF NW 1/4 (1.68 AC) (OR 2454-1199)

8



ST. LUCIE COUNTY ZONING DESIGNATION OF INDUSTRIAL LIGHT (IL) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF INDUSTRIAL (IND)

RECOMMENDATION

Staff recommend APPROVAL for the proposed ANNEXATION of 4106 MARIAH CIR.

ALTERNATIVE RECOMMENDATION

1. Modified Approval.
or
2. Disapproval.

SEQ	ORD #	SITE ADDRESS	OWNER	PARCEL ID	AREA (Ac)	FLU	ZONING	LEGAL
1	24-023	4105 Mariah Cir	KG Concrete & Development LLC	2407-114-0002-000-9	2.8	IND	IL	07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)
2	24-024	4106 Mariah Cir	Lawn Chair Properties LLC	2407-111-0001-000-3	1.99	IND	IL	7 35 40 E 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4-LESS N 355 FT AND LESS E 45 FT CANAL R/W AND LESS AVENUE D R/W- (1.99 AC) (OR 4006-2199)
3	24-025	4075 Virginia Ave	Unity Three Office Bldg LLC	2420-602-0013-000-8	0.47	COM	CG	PINEHURST S/D BLK 2 S 6.5 FT OF LOT 2, ALL LOT 3 AND S 40.93 FT OF LOT 9 AND THAT PART OF LOTS 6, 7 AND 8 MPDAF: BEG NW COR LOT 6, RUN E ALG N LI LOTS 6, 7 AND 8 TO NE COR LOT 8, TH S 33.2 FT, TH W TO A PT ON W LI OF LOT 6, 38.11 FT S OF NW COR OF LOT 6, TH N 38.11 FT TO POB AND W 1/2 VAC S 40 ST ADJ ON E AS IN OR 294-1872 AND OR 468-369 (0.47 AC) LESS FOR SR 70 AS IN OR 787-57. (OR 3034-556)
4	24-026	2304 S 41st Street	Unity Three Office Bldg LLC	2420-602-0016-000-9	0.3	COM	CG	PINEHURST S/D BLK 2 LOTS 4 AND 5 (0.30 AC) (OR 3674-2933)
5	24-027	4351 S 25th Street	Jose & Rosemary Torres	2432-414-0005-000-9	2.07	RS	AR-1	32 35 40 N 150 FT OF S 450 FT OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS E 40 FT FOR RD R/W AND LESS TO SLCAS IN OR 619-133- (2.07 AC) (OR 1549-1320)
6	24-028	4560 S 25th Street	Italian Castle Of The Treasure Coast LLC	2433-333-0001-000-6	20.06	RS & P/F	RF & I & AR-1	33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT,TH N 00 14 50 W 0.03 FT,TH N 00 02 57 E 77.97 FRT TO POB,TH CONT N 00 02 57 W 442.78 FT,TH N 89 42 06 EF 30.33 FT,TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102,TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)
7	24-029	4120 Selvitz	Accurate Septic Holdings LLC	2432-233-0001-000-6	1.68	IND	IH	32 35 40 N 200 FT OF S 653.50 FT OF E 365 FT OF W 415 FT OF SW 1/4 OF NW 1/4 (1.68 AC) (OR 2454-1199)

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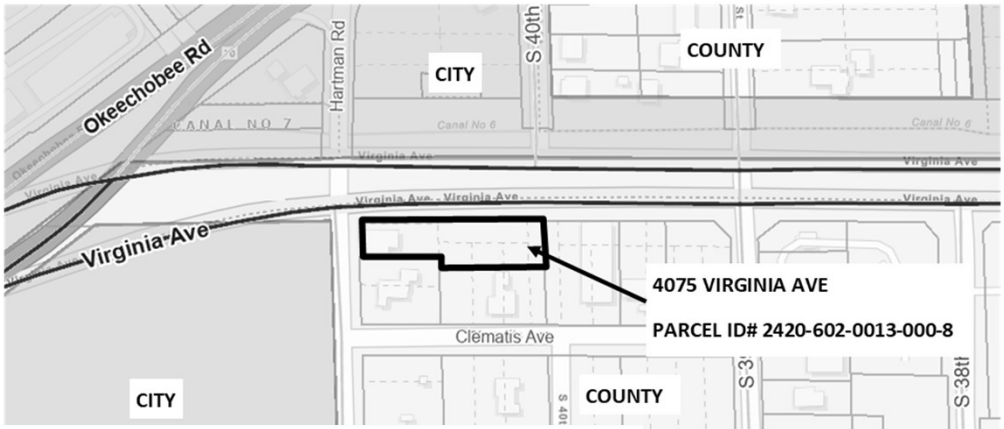

ST. LUCIE COUNTY ZONING DESIGNATION OF COMMERCIAL GENERAL (CG) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF COMMERCIAL (COM)

CITY INITIATED ANNEXATIONS

12

RECOMMENDATION

Staff recommend APPROVAL for the proposed ANNEXATION of 4075 VIRGINIA.

ALTERNATIVE RECOMMENDATION

1. Modified Approval.

or

2. Disapproval.

CITY INITIATED ANNEXATIONS

13

SEQ	ORD #	SITE ADDRESS	OWNER	PARCEL ID	AREA (Ac)	FLU	ZONING	LEGAL
1	24-023	4105 Mariah Cir	KG Concrete & Development LLC	2407-114-0002-000-9	2.8	IND	IL	07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)
2	24-024	4106 Mariah Cir	Lawn Chair Properties LLC	2407-111-0001-000-3	1.99	IND	IL	7 35 40 E 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4-LESS N 355 FT AND LESS E 45 FT CANAL R/W AND LESS AVENUE D R/W- (1.99 AC) (OR 4006-2199)
3	24-025	4075 Virginia Ave	Unity Three Office Bldg LLC	2420-602-0013-000-8	0.47	COM	CG	PINEHURST S/D BLK 2 S 6.5 FT OF LOT 2, ALL LOT 3 AND S 40.93 FT OF LOT 9 AND THAT PART OF LOTS 6, 7 AND 8 MPDAF: BEG NW COR LOT 6, RUN E ALG N LI LOTS 6, 7 AND 8 TO NE COR LOT 8, TH S 33.2 FT, TH W TO A PT ON W LI OF LOT 6, 38.11 FT S OF NW COR OF LOT 6, TH N 38.11 FT TO POB AND W 1/2 VAC S 40 ST ADJ ON E AS IN OR 294-1872 AND OR 468-369 (0.47 AC) LESS FOR SR 70 AS IN OR 787-57. (OR 3034-556)
4	24-026	2304 S 41st Street	Unity Three Office Bldg LLC	2420-602-0016-000-9	0.3	COM	CG	PINEHURST S/D BLK 2 LOTS 4 AND 5 (0.30 AC) (OR 3674-2933)
5	24-027	4351 S 25th Street	Jose & Rosemary Torres	2432-414-0005-000-9	2.07	RS	AR-1	32 35 40 N 150 FT OF S 450 FT OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS E 40 FT FOR RD R/W AND LESS TO SLCAS IN OR 619-133- (2.07 AC) (OR 1549-1320)
6	24-028	4560 S 25th Street	Italian Castle Of The Treasure Coast LLC	2433-333-0001-000-6	20.06	RS & P/F	RF & I & AR-1	33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT,TH N 00 14 50 W 0.03 FT,TH N 00 02 57 E 77.97 FRT TO POB,TH CONT N 00 02 57 W 442.78 FT,TH N 89 42 06 EF 30.33 FT,TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102,TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)
7	24-029	4120 Selvitz	Accurate Septic Holdings LLC	2432-233-0001-000-6	1.68	IND	IH	32 35 40 N 200 FT OF S 653.50 FT OF E 365 FT OF W 415 FT OF SW 1/4 OF NW 1/4 (1.68 AC) (OR 2454-1199)

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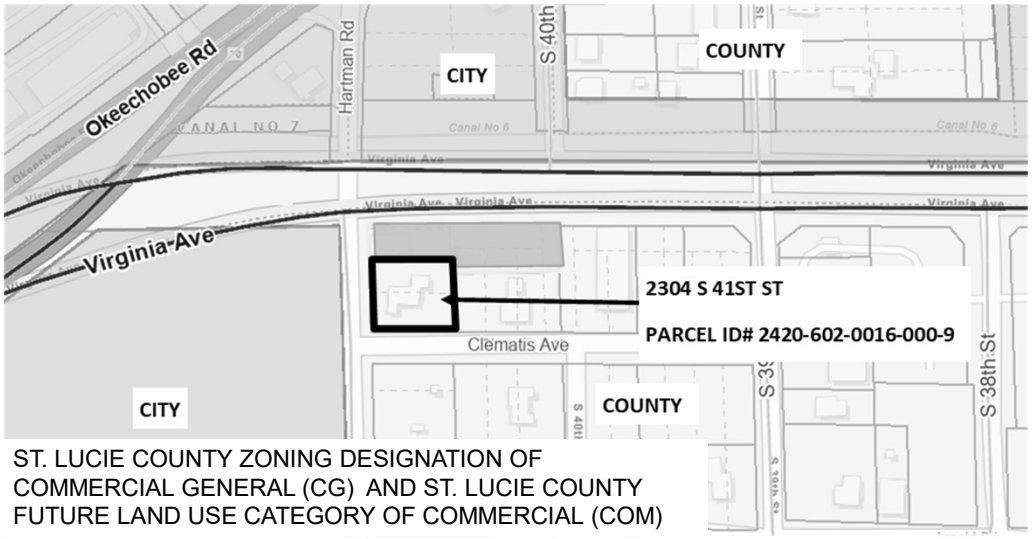

ST. LUCIE COUNTY ZONING DESIGNATION OF COMMERCIAL GENERAL (CG) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF COMMERCIAL (COM)

15

RECOMMENDATION

Staff recommend APPROVAL for the proposed ANNEXATION of 2304 S 41st.

ALTERNATIVE RECOMMENDATION

1. Modified Approval.
or
2. Disapproval.

16

SEQ	ORD #	SITE ADDRESS	OWNER	PARCEL ID	AREA (Ac)	FLU	ZONING	LEGAL
1	24-023	4105 Mariah Cir	KG Concrete & Development LLC	2407-114-0002-000-9	2.8	IND	IL	07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)
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3	24-025	4075 Virginia Ave	Unity Three Office Bldg LLC	2420-602-0013-000-8	0.47	COM	CG	PINEHURST S/D BLK 2 S 6.5 FT OF LOT 2, ALL LOT 3 AND S 40.93 FT OF LOT 9 AND THAT PART OF LOTS 6, 7 AND 8 MPDAF: BEG NW COR LOT 6, RUN E ALG N LI LOTS 6, 7 AND 8 TO NE COR LOT 8, TH S 33.2 FT, TH W TO A PT ON W LI OF LOT 6, 38.11 FT S OF NW COR OF LOT 6, TH N 38.11 FT TO POB AND W 1/2 VAC S 40 ST ADJ ON E AS IN OR 294-1872 AND OR 468-369 (0.47 AC) LESS FOR SR 70 AS IN OR 787-57. (OR 3034-556)
4	24-026	2304 S 41st Street	Unity Three Office Bldg LLC	2420-602-0016-000-9	0.3	COM	CG	PINEHURST S/D BLK 2 LOTS 4 AND 5 (0.30 AC) (OR 3674-2933)
5	24-027	4351 S 25th Street	Jose & Rosemary Torres	2432-414-0005-000-9	2.07	RS	AR-1	32 35 40 N 150 FT OF S 450 FT OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS E 40 FT FOR RD R/W AND LESS TO SLCAS IN OR 619-133- (2.07 AC) (OR 1549-1320)
6	24-028	4560 S 25th Street	Italian Castle Of The Treasure Coast LLC	2433-333-0001-000-6	20.06	RS & P/F	RF & I & AR-1	33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT,TH N 00 14 50 W 0.03 FT,TH N 00 02 57 E 77.97 FRT TO POB,TH CONT N 00 02 57 W 442.78 FT,TH N 89 42 06 EF 30.33 FT,TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102,TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)
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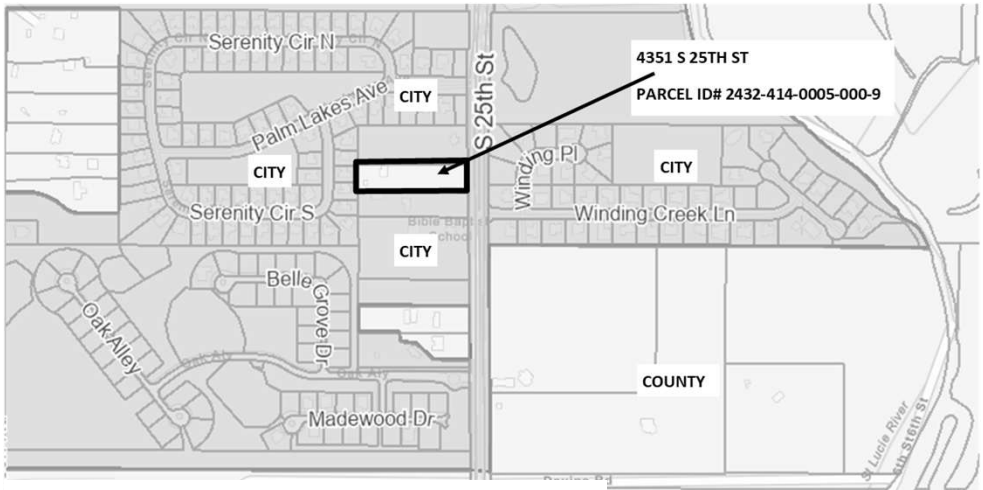

ST. LUCIE COUNTY ZONING DESIGNATION OF AGRICULTURAL-1 (AR-1) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF RESIDENTIAL SUBURBAN (RS)

CITY INITIATED ANNEXATIONS

18

RECOMMENDATION

Staff recommend APPROVAL for the proposed ANNEXATION of 4351 S 25th.

ALTERNATIVE RECOMMENDATION

1. Modified Approval.
or
2. Disapproval.

CITY INITIATED ANNEXATIONS

19

SEQ	ORD #	SITE ADDRESS	OWNER	PARCEL ID	AREA (Ac)	FLU	ZONING	LEGAL
1	24-023	4105 Mariah Cir	KG Concrete & Development LLC	2407-114-0002-000-9	2.8	IND	IL	07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)
2	24-024	4106 Mariah Cir	Lawn Chair Properties LLC	2407-111-0001-000-3	1.99	IND	IL	7 35 40 E 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4-LESS N 355 FT AND LESS E 45 FT CANAL R/W AND LESS AVENUE D R/W- (1.99 AC) (OR 4006-2199)
3	24-025	4075 Virginia Ave	Unity Three Office Bldg LLC	2420-602-0013-000-8	0.47	COM	CG	PINEHURST S/D BLK 2 S 6.5 FT OF LOT 2, ALL LOT 3 AND S 40.93 FT OF LOT 9 AND THAT PART OF LOTS 6, 7 AND 8 MPDAF: BEG NW COR LOT 6, RUN E ALG N LI LOTS 6, 7 AND 8 TO NE COR LOT 8, TH S 33.2 FT, TH W TO A PT ON W LI OF LOT 6, 38.11 FT S OF NW COR OF LOT 6, TH N 38.11 FT TO POB AND W 1/2 VAC S 40 ST ADJ ON E AS IN OR 294-1872 AND OR 468-369 (0.47 AC) LESS FOR SR 70 AS IN OR 787-57. (OR 3034-556)
4	24-026	2304 S 41st Street	Unity Three Office Bldg LLC	2420-602-0016-000-9	0.3	COM	CG	PINEHURST S/D BLK 2 LOTS 4 AND 5 (0.30 AC) (OR 3674-2933)
5	24-027	4351 S 25th Street	Jose & Rosemary Torres	2432-414-0005-000-9	2.07	RS	AR-1	32 35 40 N 150 FT OF S 450 FT OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS E 40 FT FOR RD R/W AND LESS TO SLCAS IN OR 619-133- (2.07 AC) (OR 1549-1320)
6	24-028	4560 S 25th Street	Italian Castle Of The Treasure Coast LLC	2433-333-0001-000-6	20.06	RS & P/F	RF & I & AR-1	33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT,TH N 00 14 50 W 0.03 FT,TH N 00 02 57 E 77.97 FRT TO POB,TH CONT N 00 02 57 W 442.78 FT,TH N 89 42 06 EF 30.33 FT,TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102,TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)
7	24-029	4120 Selvitz	Accurate Septic Holdings LLC	2432-233-0001-000-6	1.68	IND	IH	32 35 40 N 200 FT OF S 653.50 FT OF E 365 FT OF W 415 FT OF SW 1/4 OF NW 1/4 (1.68 AC) (OR 2454-1199)

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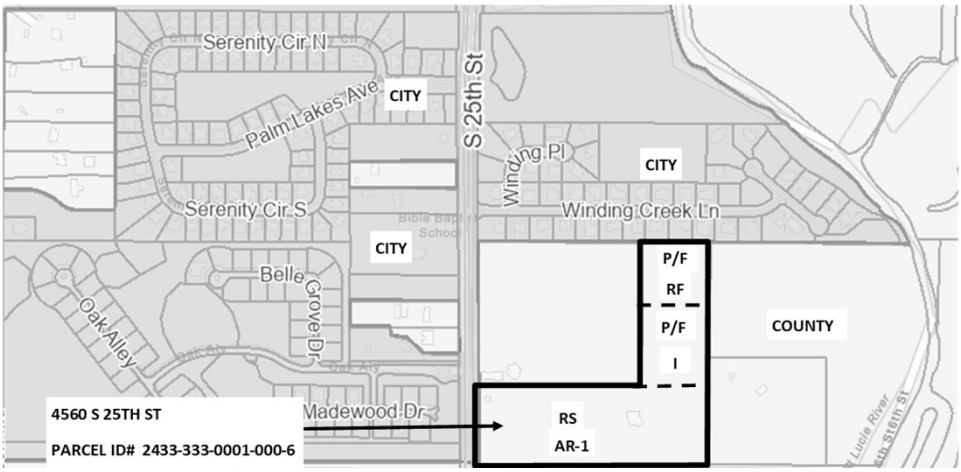

ST. LUCIE COUNTY ZONING DESIGNATIONS OF AGRICULTURAL-1 (AR-1) AND RELIGIOUS FACILITIES (RF) AND INSTITUTIONAL (I) AND THE ST. LUCIE COUNTY FUTURE LAND USE CATEGORIES OF PUBLIC FACILITIES (P/F) AND RESIDENTIAL SUBURBAN (RS)

RECOMMENDATION

Staff recommend APPROVAL for the proposed ANNEXATION of 4560 S 25th ST.

ALTERNATIVE RECOMMENDATION

1. Modified Approval.
or
2. Disapproval.

SEQ	ORD #	SITE ADDRESS	OWNER	PARCEL ID	AREA (Ac)	FLU	ZONING	LEGAL
1	24-023	4105 Mariah Cir	KG Concrete & Development LLC	2407-114-0002-000-9	2.8	IND	IL	07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)
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7	24-029	4120 Selvitz	Accurate Septic Holdings LLC	2432-233-0001-000-6	1.68	IND	IH	32 35 40 N 200 FT OF S 653.50 FT OF E 365 FT OF W 415 FT OF SW 1/4 OF NW 1/4 (1.68 AC) (OR 2454-1199)

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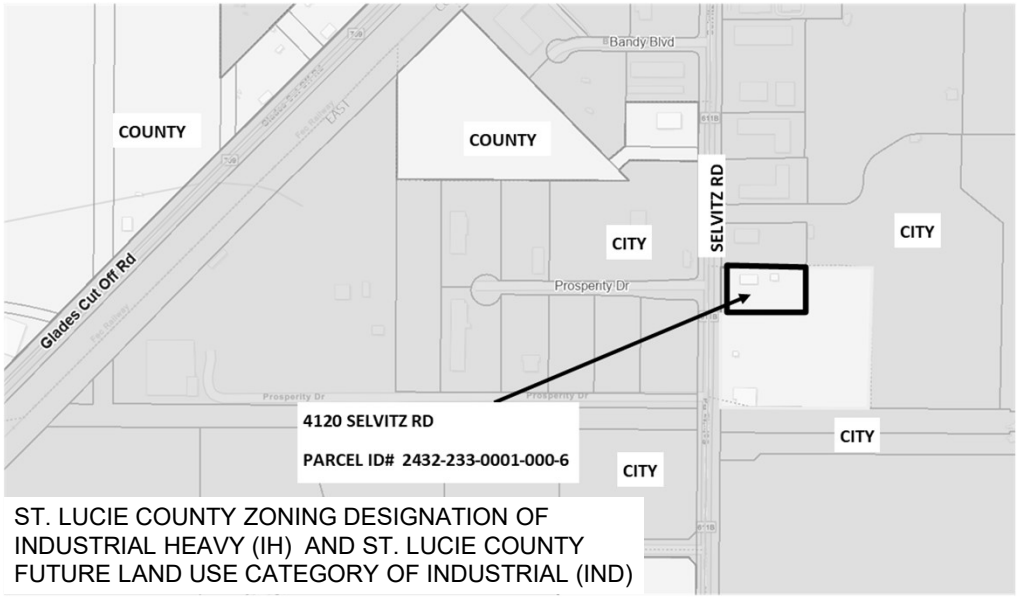


ST. LUCIE COUNTY ZONING DESIGNATION OF INDUSTRIAL HEAVY (IH) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF INDUSTRIAL (IND)

CITY INITIATED ANNEXATIONS

24

RECOMMENDATION

Staff recommend APPROVAL for the proposed ANNEXATION of 4120 SELVITZ RD.

ALTERNATIVE RECOMMENDATION

1. Modified Approval.
or
2. Disapproval.

ORDINANCE NO. 24-028

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4560 SOUTH 25TH STREET IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATIONS OF AGRICULTURAL-1 (AR-1) AND RELIGIOUS FACILITIES (RF) AND INSTITUTIONAL (I) AND THE ST. LUCIE COUNTY FUTURE LAND USE CATEGORIES OF PUBLIC FACILITIES (P/F) AND RESIDENTIAL SUBURBAN (RS); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Part I, Chapter 171, Florida Statutes, sets forth a procedure for Municipal Annexation; and

WHEREAS, in accordance with Chapter 171.044 F.S., the owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may apply to the governing body of said municipality to have said property be annexed to the municipality; and

WHEREAS, the owners have entered an Annexation Agreement **Exhibit "A**" with the Fort Pierce Utilities Authority which grants in consideration of water service and/or sewer service to the subject property that such agreement is considered as a voluntary application for annexation into the City of Fort Pierce; and

WHEREAS, the Annexation Agreement bears the signature(s) of current and/or former owner(s) of property in the area proposed to be annexed; and

WHEREAS, the Grantor identified in each Fort Pierce Utilities Authority Annexation Agreement represents themselves, their heirs, successors, and assigns in regard to the subject property and also waives any and all objection to annexation of the property; and

WHEREAS, the estimated population of the annexation is 0; and

WHEREAS, the City of Fort Pierce Planning Board, at their May 13th, 2024, meeting, voted 6 to 0 to recommend approval of the request; and

WHEREAS, in accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department has provided notice of this annexation by mail to the St. Lucie County Administrator's Office on July 2nd, 2024, no fewer than thirty (30) days prior to the first reading of this annexation by the City Commission of the City of Fort Pierce, Florida; and

WHEREAS, in accordance with Chapter 171.044(6) of the Florida Statutes, the City Planning Department has provided notice of this annexation, via certified mail, to the St. Lucie County Board of County Commissioners on July 8th, 2024, no fewer than ten (10) days prior to publishing or posting the ordinance notice.

SECTION 1. The territorial limits of the City of Fort Pierce, Florida, are hereby extended, as depicted, together with legal description on **Exhibit "B,"** attached hereto and incorporated herein; and annexed into the City:

Parcel ID# 2433-333-0001-000-6

LEGAL DESCRIPTION:
33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT,TH N 00 14 50 W 0.03 FT,TH N 00 02 57 E 77.97 FRT TO POB,TH CONT N 00 02 57 W 442.78 FT,TH N 89 42 06 EF 30.33 FT,TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102,TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)

Containing 20.06 acres, more or less

Said property containing approximately 20.06 acres and being generally located at 4560 South 25th Street, Fort Pierce, FL 34981.

SECTION 2. The subject property shall retain the existing St. Lucie County Zoning designations of Agricultural-1 (AG-1), and Institutional (I), and Religious Facilities (R/F), and the existing St. Lucie County Future Land Use categories of Residential Suburban (RS), and Public Facilities (P/F).

SECTION 3. That the St. Lucie County Property Appraiser and the St. Lucie County Tax Collector are directed to place upon and add to the assessment roll, and to collect taxes on the land described in Exhibit "B" hereof as of January 1, 2025, and subsequent years, and to enter the same at such valuation that it will bear an equal and just proportion of taxes as of that date and subsequent years. The property tax classifications and exemptions currently in effect upon and applied to the land described in Exhibit "B" shall not be affected by this Ordinance, so long as the classifications and exemptions are consistent with the standards set forth by the Saint Lucie County Property Appraiser. Nothing in this Ordinance is intended to, or shall be construed as, a revocation or abrogation of the land's current Saint Lucie County Property Appraiser's tax classifications and exemptions.

SECTION 4. That in accordance with Chapter 171.044(3), this Ordinance shall be filed with clerk of the circuit court, the chief administrative officer of St. Lucie County, and the Department of State within seven (7) days after adoption.

SECTION 5. That in accordance with Chapter 171.091, any change in the City boundaries through annexation shall revise the charter boundary article and shall be filed as a revision of the charter with the Department of State within thirty (30) days; and a copy of such revision shall be submitted to the Office of Economic and Demographic Research along with a statement specifying the population census effect and the affected land area.

SECTION 6. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 7. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance, which shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 8. This Ordinance shall take effect immediately upon passage.

APPROVED AS TO
FORM AND CORRECTNESS:

_____
Sara Hedges ESQ.
City Attorney

STATE OF FLORIDA COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 24-028 was duly advertised by title only in the St. Lucie News Tribune on July 21st, 2024; copy of said Ordinance was made available at the Office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on August 4th, 2024; and was duly introduced, read by title only, and passed on second and final reading on _____, 2024, by the City Commission of Pierce, Florida.

.
.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this _____ day of _____, 2024.

_____
Linda Hudson, Mayor

ATTEST:

_____
Linda W. Cox
City Clerk

(SEAL)

EXHIBIT "A"
FORT PIERCE UTILITIES ANNEXATION AGREEMENT

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2513801 OR BOOK 2108 PAGE 2236, Recorded 12/07/2004 at 02:04 PM

RETURN TO: BOX 25

This instrument prepared by

Julie Sizemore
Fort Pierce Utilities Authority
P.O. Box 3191, Fort Pierce, Florida 34948-3191

Property Appraisers Parcel Identification (Folio) Number(s):

2433333000100

ANNEXATION AGREEMENT
INDIVIDUAL

To: Customer Service
Fort Pierce Utilities Authority
P.O. Box 3191
Fort Pierce, FL 34948-3191

4593 S. 25 ST
Location Address

4593 S. 25 ST
Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, LESS THE NORTH 600 FEET AND LESS THE WEST 40 FEET AND LESS THE SOUTH 78 FEET OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST LUCIE COUNTY, FLORIDA

The above-described property is the homestead of the Grantor(s). If not the homestead, the

Grantor(s) Reside(s) at 6173 NW DUKE CIR PT ST LUCIE, FL 34983

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, We hereunto set Our hand(s) and seal this 19th day of October, 2004.

Signed, sealed and delivered in our presence as witnesses:

Julie Sizemore
Witness Signature

JULIE SIZEMORE
Printed Witness Signature

Thelma Tipton
Witness Signature

THELMA TIPTON
Printed Witness Signature

STATE OF Florida

COUNTY OF St. Lucie

John Owens
Signature

JOHN OWENS
Printed Signature

6173 NW DUKE CIR.
Address

PORT ST LUCIE, FL 34983
City, State, Zip

Shelly Owens
Signature

SHELLY OWENS
Printed Signature

6173 NW DUKE CIR
Address

PORT ST LUCIE, FL 34983
City, State, Zip

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared JOHN OWENS & SHELLY OWENS, HIS WIFE

known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that They executed the same, that I relied upon the following form(s) identification of the above-named person(s): Personally known to me

FL. D.L.s.c. and that an oath was not taken.

RUBBER STAMP NOTARY SEAL

Thelma Green Tipton
My Commission DD217666
Expires August 12, 2007

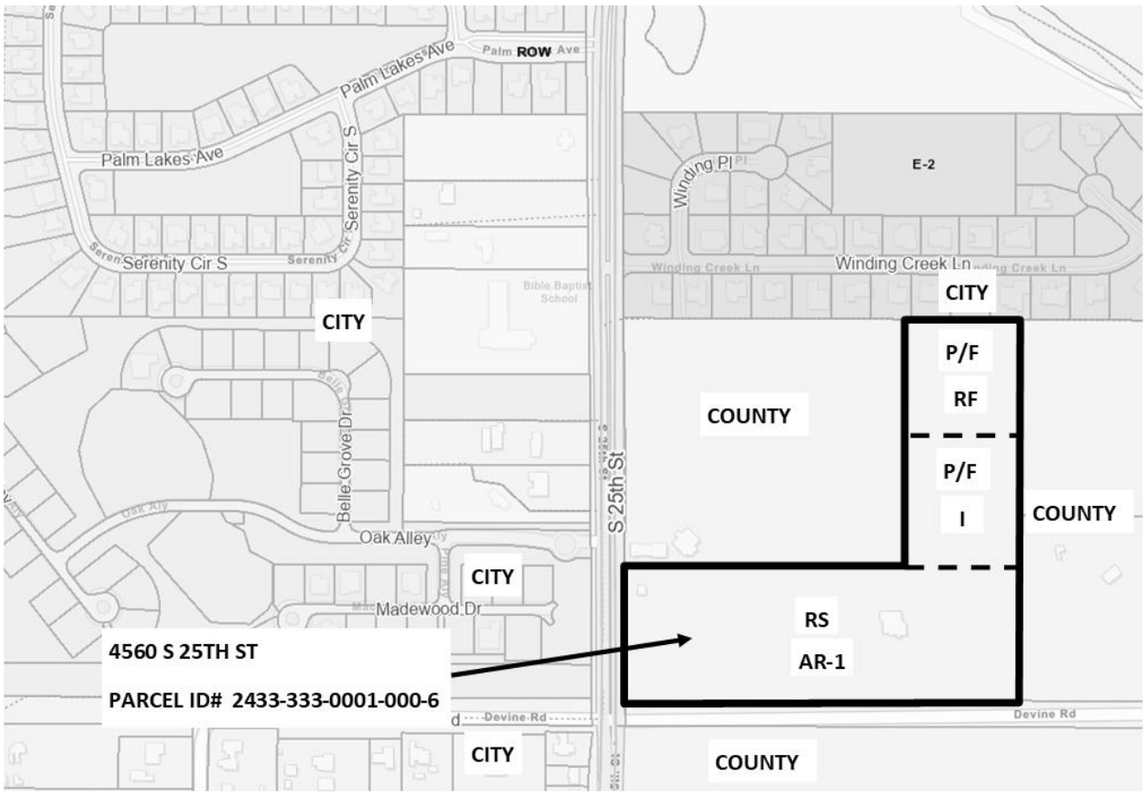
Witness my hand and official Seal in the County and State last

Aforesaid this 19 day of Oct A.D. 2004

Thelma Green Tipton
Notary Signature

Thelma Tipton
Notary Printed Signature

EXHIBIT "B"
TERRITORIAL LIMITS AND LEGAL DESCRIPTION



LEGAL DESCRIPTION

33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT,TH N 00 14 50 W 0.03 FT,TH N 00 02 57 E 77.97 FRT TO POB,TH CONT N 00 02 57 W 442.78 FT,TH N 89 42 06 EF 30.33 FT,TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102,TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2513801 OR BOOK 2108 PAGE 2236, Recorded 12/07/2004 at 02:04 PM

RETURN TO: BOX 25 This instrument prepared by Julie Sizemore Fort Pierce Utilities Authority P.O. Box 3191, Fort Pierce, Florida 34948-3191 Property Appraisers Parcel Identification (Folio) Number(s): 243333300010006	ANNEXATION AGREEMENT INDIVIDUAL
To: Customer Service Fort Pierce Utilities Authority P.O. Box 3191 Fort Pierce, FL 34948-3191	4560 S. 25 ST Location Address 4560 S. 25 ST Mailing Address (if different from location address)

Record 10.05

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, LESS THE NORTH 800 FEET AND LESS THE WEST 40 FEET AND LESS THE SOUTH 78 FEET OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST LUCIE COUNTY, FLORIDA

The above-described property is the homestead of the Grantor(s). If not the homestead, the

Grantor(s) Reside(s) at 6173 NW DUKE CIR-PT ST LUCIE, FL 34983.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, We hereunto set Our hand(s) and seal this 19th day of October, 2004.

Signed, sealed and delivered in our presence as witnesses:

Julie Sizemore
Witness Signature

JULIE SIZEMORE
Printed Witness Signature

Thelma Tipton
Witness Signature

THELMA TIPTON
Printed Witness Signature

STATE OF Florida

COUNTY OF St. Lucie

John Owen
Signature

JOHN OWENS
Printed Signature

6173 NW DUKE CIR.
Address

PORT ST LUCIE, FL 34983
City, State, Zip

Shelly Owen
Signature

SHELLY OWENS
Printed Signature

6173 NW DUKE CIR.
Address

PORT ST LUCIE, FL 34983
City, State, Zip

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared JOHN OWENS & SHELLY OWENS, HIS WIFE known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that They executed the same, that I relied upon the following form(s) identification of the above-named person(s): (Personally known to me) FL. Dr. Lic. and that an oath was not taken.

RUBBER STAMP NOTARY SEAL

Thelma Green Tipton
My Commission DD217966
Expires August 12, 2007

Witness my hand and official Seal in the County and State last

Aforesaid this 19 day of Oct A.D. 2004

Thelma Green Tipton
Notary Signature

Thelma Tipton
Notary Printed Signature

BUSINESS IMPACT ESTIMATE

SUBMITTED BY:

SUBJECT:

---

1. Summary of the proposed ordinance, including a statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the municipality.

2. Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City:

   a. Estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted.

   b. Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.

   c. An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

3. A good faith estimate of the number of businesses likely to be impacted by the ordinance.

4. Any additional information the Commission may find useful.

As approved as part of SB170 and effective October 1, 2023, pursuant to Section 166.041(4), Florida Statutes, the City is required to prepare a business impact estimate prior to enacting an ordinance, subject to exemptions noted in the Law.

This does not apply to the following types of ordinances:

1. Ordinances required for compliance with federal or state law or regulation;
2. Ordinances relating to the issuance or refinancing of debt;
3. Ordinances relating to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
4. Ordinances required to implement a contract or an agreement, including, but not limited to, any federal, state, local, or private grant, or other financial assistance accepted by a municipal government;
5. Emergency ordinances;
6. Ordinances relating to procurement; or
7. Ordinances enacted to implement the following:
    a. Part II of chapter 163, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements, and development permits;
    b. Sections 190.005 and 190.046; 351
    c. Section 553.73, relating to the Florida Building Code; or
    d. Section 633.202, relating to the Florida Fire Prevention Code.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Legislative Hearing - Ordinance 24-028 - City Initiated Annexation 4560 S 25th Street

NOTICES PROVIDED PURSUANT TO: City Code Section 125-37 of the Code of Ordinances of the City of Fort Pierce and Chapter 171 of Florida State Statutes.

NOTICE BY NEWSPAPER: July 21st, 2024, **and,** August 4th, 2024.

NOTICE BY MAIL: July 2nd, 2024

NOTICE BY SIGNS: N/A

VERIFIED BY: Kev Freeman

TITLE: Planning Director

SIGNATURE:

DATE: July 7th, 2024

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 ▪ CITYOFFORTPIERCE.COM ▪ TEL: 772.467.3000 ▪ FAX: 772.466.5808

THE SUNRISE CITY
FORT PIERCE
Florida
CITY ATTORNEY'S OFFICE

TO: Kev Freeman, Planning Director

FROM: Sara Hedges, City Attorney SH

RE: Voluntary Annexation (City-FPUA) at 4560 S 25th Street

CAO RLS FILE: RLS 24-217

DATE: June 7, 2024

I have reviewed the above Request for Legal Services (RLS). I have made suggested changes to the Ordinance, mostly to make this Ordinance consistent in template to recent annexation ordinances. Please incorporate these changes into your template. The Ordinance has been uploaded in a Track Changes Version and a Clean Copy Version, with the suggested changes included. The Clean Copy Version is approved as to form and correctness. You will need to include the information in the blanks prior to presentation to the City Commission.

If you have any questions, please do not hesitate to contact this Office via phone or e-mail.

Thank you.
SH/mm

LocaliQ
Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Linda Cox
Accounts Payable Dept
City Of Fort Pierce Legals
Po Box 1480
Fort Pierce FL 34954-1480

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Main Legal CLEGL, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

07/21/2024, 08/04/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/04/2024

Legal Clerk

Notary, State of WI, County of Brown

3.7.29

My commission expires

Publication Cost:	$1691.60
Tax Amount:	$0.00
Payment Cost:	$1691.60
Order No:	10380266
Customer No:	1126026
PO #:	

# of Copies:
1

THIS IS NOT AN INVOICE!

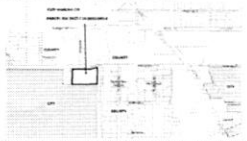
Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

CITY OF FORT PIERCE
NOTICE OF PROPOSED ANNEXATION

The City Commission of the City of Fort Pierce, Florida, pursuant to Chapter 171 of Florida State Statutes, and of the Code of Ordinances of the City of Fort Pierce, will hold Public Hearings, on Monday August 5, 2024, at 5:05 p.m. and on Monday August 19, 2024, at 5:05 p.m. for the enactment of the following proposed annexation ordinance, in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida; said ordinances entitled:

ORDINANCE NO. 24-023 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4195 MARIAH CIR IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF INDUSTRIAL LIGHT (IL) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF INDUSTRIAL (IND); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

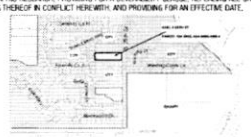


ORDINANCE NO. 24-024 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4106 MARIAH CIR IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF INDUSTRIAL LIGHT (IL) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF INDUSTRIAL (IND); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

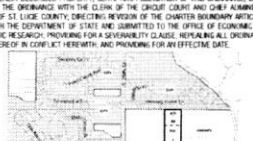
ORDINANCE NO. 24-025 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4675 VIRGINIA AVE IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF COMMERCIAL GENERAL (CG) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF COMMERCIAL (COM); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 24-026 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 2304 SOUTH 41ST STREET IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF COMMERCIAL GENERAL (CG) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF COMMERCIAL (COM); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 24-027 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4351 SOUTH 25TH STREET IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF AGRICULTURAL-1 (AR-1) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF RESIDENTIAL SUBURBAN (RS); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.



ORDINANCE NO. 24-028 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4560 SOUTH 25TH STREET IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATIONS OF AGRICULTURAL-1 (AR-1) AND RELIGIOUS FACILITIES (RF) AND INSTITUTIONAL-B AND THE ST. LUCIE COUNTY FUTURE LAND USE CATEGORIES OF PUBLIC FACILITIES (PF) AND RESIDENTIAL SUBURBAN (RS); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.



ORDINANCE NO. 24-029 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4120 SEAVIEW RD IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF INDUSTRIAL HEAVY (IH) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF INDUSTRIAL (IND); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

All interested parties may appear at the Public Hearings and be heard with respect to the proposed annexations. Said proposed ordinance and application will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1 Fort Pierce, Florida.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises you that if you or another person decides to appeal any decision made by the City Commission with respect to any matter considered at its meeting or hearing, that you or said person will need a record of the proceedings, and that for such purpose, affected persons may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

/s/ Linda W. Cox, City Clerk
Publish: 7/21/24 and 8/4/24

TR-PM01-47

City Commission Regular Meeting - 5:05 pm **12. g.**

Meeting Date: 08/19/2024

Re: Legislative Hearing - Ordinance 24-029 - City Initiated Annexation 4120 Selvitz

Submitted For: Kev Freeman, Planning Director, Planning Department

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SUBJECT:

Legislative Hearing - Ordinance 24-029 - City Initiated Annexation of one (1) parcel owned by Accurate Septic Holdings LLC located at or near 4120 Selvitz. Parcel ID#:2432-233-0001-000-6 - SECOND READING

SUMMARY:

This parcel is subject to a utility agreement with the City of Fort Pierce, and Fort Pierce Utility Authority. The agreement provides for the annexation of the subject property at the time that it becomes contiguous with the City limits.

The annexation agreements bind subsequent heirs, successors or assigns, to annex into the City limits once the condition to annex has been met. That condition has recently been met.

The Current Zoning and Future Land Use of the property will not be amended at this time and will remain as designated/categorized by St. Lucie County.

RECOMMENDATION:

Staff recommends APPROVAL of the City Initiated Annexation.

ALTERNATIVES:

1. Modified Approval.

or

2. Disapproval.

RESPONSIBLE STAFF:

Kev Freeman, Planning Director.

COORDINATED WITH:

City Attorney
Planning Board

Fiscal Impact

Budgeted Y/N: N

Fiscal Year: 2025

OTHER INFORMATION:

Additional Property Tax

Attachments

Staff Presentation
Draft Ordinance
FPUA Agreement
Business Impact
Public Notification Certification
RLS
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	07/06/2024 12:08 PM
City Manager	Nick Mimms	07/22/2024 09:44 AM

Form Started By: Kev Freeman
Started On: 07/05/2024 10:06 AM
Final Approval Date: 08/12/2024

CITY OF FORT PIERCE

CITY COMMISSION

AUGUST 5th ,2024

CITY INITIATED ANNEXATIONS

1

SUMMARY

Seven (7) properties are subject to existing utility agreements with the City of Fort Pierce, and Fort Pierce Utility Authority.

The agreement provides for the annexation of the subject property at the time that the subject property becomes contiguous with the City limit.

The annexation agreements bind subsequent heirs, successors, or assigns to annex voluntarily into the City limits once the condition to annex has been met. That condition has recently been met for these lots or will subsequently be met because of the proposed sequence of processing of the annexations.

2

SEQ	ORD #	SITE ADDRESS	OWNER	PARCEL ID	AREA (Ac)	FLU	ZONING	LEGAL
1	24-023	4105 Mariah Cir	KG Concrete & Development LLC	2407-114-0002-000-9	2.8	IND	IL	07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)
2	24-024	4106 Mariah Cir	Lawn Chair Properties LLC	2407-111-0001-000-3	1.99	IND	IL	7 35 40 E 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4-LESS N 355 FT AND LESS E 45 FT CANAL R/W AND LESS AVENUE D R/W- (1.99 AC) (OR 4006-2199)
3	24-025	4075 Virginia Ave	Unity Three Office Bldg LLC	2420-602-0013-000-8	0.47	COM	CG	PINEHURST S/D BLK 2 S 6.5 FT OF LOT 2, ALL LOT 3 AND S 40.93 FT OF LOT 9 AND THAT PART OF LOTS 6, 7 AND 8 MPDAF: BEG NW COR LOT 6, RUN E ALG N LI LOTS 6, 7 AND 8 TO NE COR LOT 8, TH S 33.2 FT, TH W TO A PT ON W LI OF LOT 6, 38.11 FT S OF NW COR OF LOT 6, TH N 38.11 FT TO POB AND W 1/2 VAC S 40 ST ADJ ON E AS IN OR 294-1872 AND OR 468-369 (0.47 AC) LESS FOR SR 70 AS IN OR 787-57. (OR 3034-556)
4	24-026	2304 S 41st Street	Unity Three Office Bldg LLC	2420-602-0016-000-9	0.3	COM	CG	PINEHURST S/D BLK 2 LOTS 4 AND 5 (0.30 AC) (OR 3674-2933)
5	24-027	4351 S 25th Street	Jose & Rosemary Torres	2432-414-0005-000-9	2.07	RS	AR-1	32 35 40 N 150 FT OF S 450 FT OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS E 40 FT FOR RD R/W AND LESS TO SLCAS IN OR 619-133- (2.07 AC) (OR 1549-1320)
6	24-028	4560 S 25th Street	Italian Castle Of The Treasure Coast LLC	2433-333-0001-000-6	20.06	RS & P/F	RF & I & AR-1	33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT,TH N 00 14 50 W 0.03 FT,TH N 00 02 57 E 77.97 FRT TO POB,TH CONT N 00 02 57 W 442.78 FT,TH N 89 42 06 EF 30.33 FT,TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102,TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)
7	24-029	4120 Selvitz	Accurate Septic Holdings LLC	2432-233-0001-000-6	1.68	IND	IH	32 35 40 N 200 FT OF S 653.50 FT OF E 365 FT OF W 415 FT OF SW 1/4 OF NW 1/4 (1.68 AC) (OR 2454-1199)

3

SUMMARY

The Current Zoning and Future Land Use of the properties will not be amended at this time and will remain as designated/categorized by St. Lucie County.

The annexations will be processed through seven (7) ordinances being dealt with in a sequence to meet with State Statute requirement for contiguity.

CITY INITIATED ANNEXATIONS

4

SEQ	ORD #	SITE ADDRESS	OWNER	PARCEL ID	AREA (Ac)	FLU	ZONING	LEGAL
1	24-023	4105 Mariah Cir	KG Concrete & Development LLC	2407-114-0002-000-9	2.8	IND	IL	07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)
2	24-024	4106 Mariah Cir	Lawn Chair Properties LLC	2407-111-0001-000-3	1.99	IND	IL	7 35 40 E 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4-LESS N 355 FT AND LESS E 45 FT CANAL R/W AND LESS AVENUE D R/W- (1.99 AC) (OR 4006-2199)
3	24-025	4075 Virginia Ave	Unity Three Office Bldg LLC	2420-602-0013-000-8	0.47	COM	CG	PINEHURST S/D BLK 2 S 6.5 FT OF LOT 2, ALL LOT 3 AND S 40.93 FT OF LOT 9 AND THAT PART OF LOTS 6, 7 AND 8 MPDAF: BEG NW COR LOT 6, RUN E ALG N LI LOTS 6, 7 AND 8 TO NE COR LOT 8, TH S 33.2 FT, TH W TO A PT ON W LI OF LOT 6, 38.11 FT S OF NW COR OF LOT 6, TH N 38.11 FT TO POB AND W 1/2 VAC S 40 ST ADJ ON E AS IN OR 294-1872 AND OR 468-369 (0.47 AC) LESS FOR SR 70 AS IN OR 787-57. (OR 3034-556)
4	24-026	2304 S 41st Street	Unity Three Office Bldg LLC	2420-602-0016-000-9	0.3	COM	CG	PINEHURST S/D BLK 2 LOTS 4 AND 5 (0.30 AC) (OR 3674-2933)
5	24-027	4351 S 25th Street	Jose & Rosemary Torres	2432-414-0005-000-9	2.07	RS	AR-1	32 35 40 N 150 FT OF S 450 FT OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS E 40 FT FOR RD R/W AND LESS TO SLCAS IN OR 619-133- (2.07 AC) (OR 1549-1320)
6	24-028	4560 S 25th Street	Italian Castle Of The Treasure Coast LLC	2433-333-0001-000-6	20.06	RS & P/F	RF & I & AR-1	33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT,TH N 00 14 50 W 0.03 FT,TH N 00 02 57 E 77.97 FRT TO POB,TH CONT N 00 02 57 W 442.78 FT,TH N 89 42 06 EF 30.33 FT,TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102,TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)
7	24-029	4120 Selvitz	Accurate Septic Holdings LLC	2432-233-0001-000-6	1.68	IND	IH	32 35 40 N 200 FT OF S 653.50 FT OF E 365 FT OF W 415 FT OF SW 1/4 OF NW 1/4 (1.68 AC) (OR 2454-1199)

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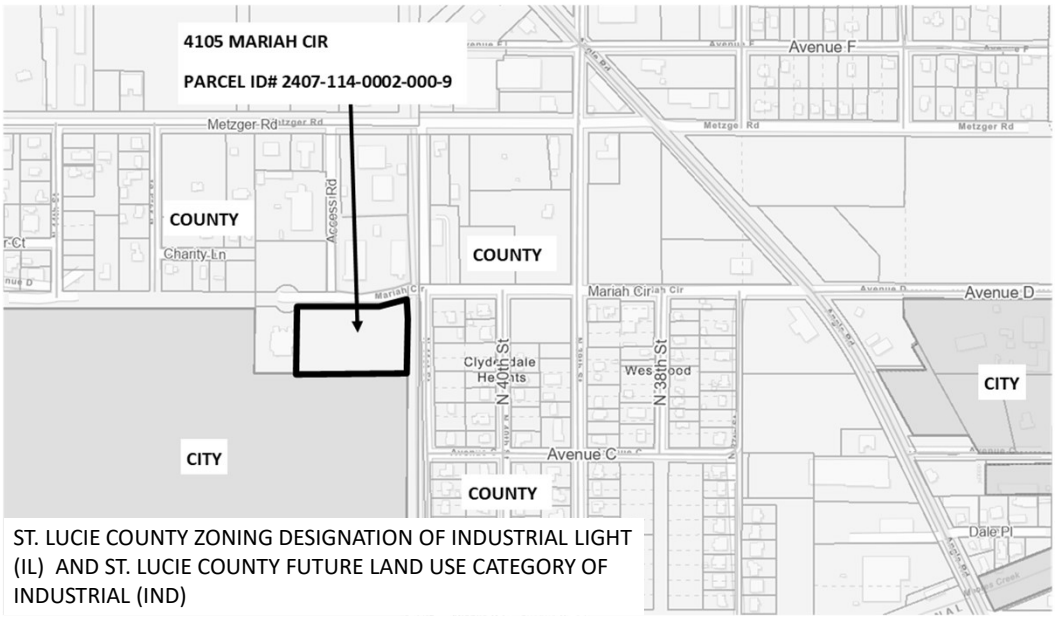

ST. LUCIE COUNTY ZONING DESIGNATION OF INDUSTRIAL LIGHT (IL) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF INDUSTRIAL (IND)

CITY INITIATED ANNEXATIONS

6

RECOMMENDATION

Staff recommend APPROVAL for the proposed ANNEXATION of 4105 MARIAH CIR.

ALTERNATIVE RECOMMENDATION

1. Recommend Modified Approval.
or
2. Recommend Disapproval.

CITY INITIATED ANNEXATIONS

7

SEQ	ORD #	SITE ADDRESS	OWNER	PARCEL ID	AREA (Ac)	FLU	ZONING	LEGAL
1	24-023	4105 Mariah Cir	KG Concrete & Development LLC	2407-114-0002-000-9	2.8	IND	IL	07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)
2	24-024	4106 Mariah Cir	Lawn Chair Properties LLC	2407-111-0001-000-3	1.99	IND	IL	7 35 40 E 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4-LESS N 355 FT AND LESS E 45 FT CANAL R/W AND LESS AVENUE D R/W- (1.99 AC) (OR 4006-2199)
3	24-025	4075 Virginia Ave	Unity Three Office Bldg LLC	2420-602-0013-000-8	0.47	COM	CG	PINEHURST S/D BLK 2 S 6.5 FT OF LOT 2, ALL LOT 3 AND S 40.93 FT OF LOT 9 AND THAT PART OF LOTS 6, 7 AND 8 MPDAF: BEG NW COR LOT 6, RUN E ALG N LI LOTS 6, 7 AND 8 TO NE COR LOT 8, TH S 33.2 FT, TH W TO A PT ON W LI OF LOT 6, 38.11 FT S OF NW COR OF LOT 6, TH N 38.11 FT TO POB AND W 1/2 VAC S 40 ST ADJ ON E AS IN OR 294-1872 AND OR 468-369 (0.47 AC) LESS FOR SR 70 AS IN OR 787-57. (OR 3034-556)
4	24-026	2304 S 41st Street	Unity Three Office Bldg LLC	2420-602-0016-000-9	0.3	COM	CG	PINEHURST S/D BLK 2 LOTS 4 AND 5 (0.30 AC) (OR 3674-2933)
5	24-027	4351 S 25th Street	Jose & Rosemary Torres	2432-414-0005-000-9	2.07	RS	AR-1	32 35 40 N 150 FT OF S 450 FT OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS E 40 FT FOR RD R/W AND LESS TO SLCAS IN OR 619-133- (2.07 AC) (OR 1549-1320)
6	24-028	4560 S 25th Street	Italian Castle Of The Treasure Coast LLC	2433-333-0001-000-6	20.06	RS & P/F	RF & I & AR-1	33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT,TH N 00 14 50 W 0.03 FT,TH N 00 02 57 E 77.97 FRT TO POB,TH CONT N 00 02 57 W 442.78 FT,TH N 89 42 06 EF 30.33 FT,TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102,TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)
7	24-029	4120 Selvitz	Accurate Septic Holdings LLC	2432-233-0001-000-6	1.68	IND	IH	32 35 40 N 200 FT OF S 653.50 FT OF E 365 FT OF W 415 FT OF SW 1/4 OF NW 1/4 (1.68 AC) (OR 2454-1199)

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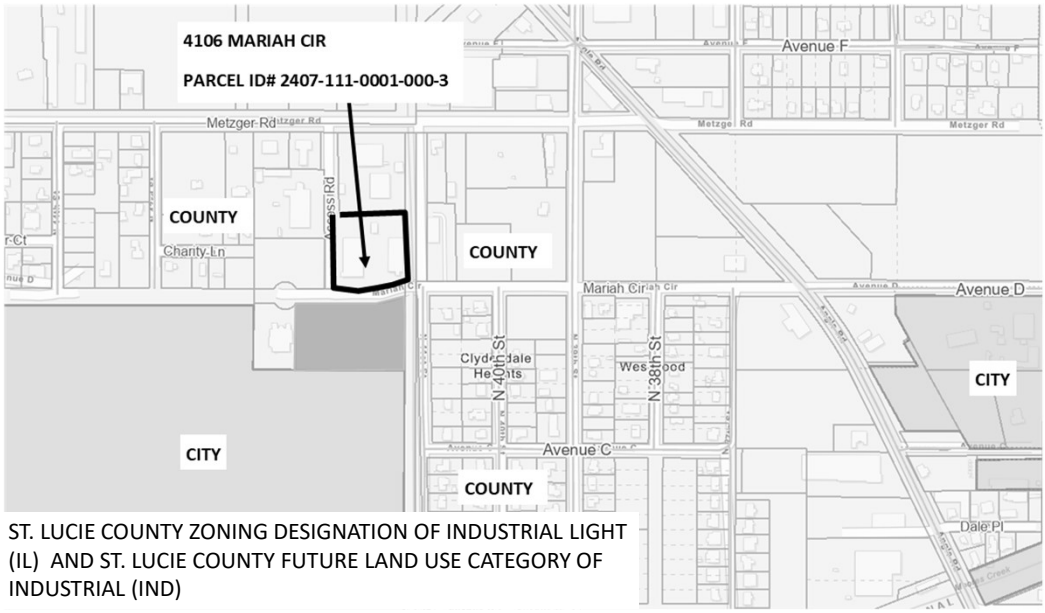

ST. LUCIE COUNTY ZONING DESIGNATION OF INDUSTRIAL LIGHT (IL) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF INDUSTRIAL (IND)

RECOMMENDATION

Staff recommend APPROVAL for the proposed ANNEXATION of 4106 MARIAH CIR.

ALTERNATIVE RECOMMENDATION

1. Modified Approval.
or
2. Disapproval.

SEQ	ORD #	SITE ADDRESS	OWNER	PARCEL ID	AREA (Ac)	FLU	ZONING	LEGAL
1	24-023	4105 Mariah Cir	KG Concrete & Development LLC	2407-114-0002-000-9	2.8	IND	IL	07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)
2	24-024	4106 Mariah Cir	Lawn Chair Properties LLC	2407-111-0001-000-3	1.99	IND	IL	7 35 40 E 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4-LESS N 355 FT AND LESS E 45 FT CANAL R/W AND LESS AVENUE D R/W- (1.99 AC) (OR 4006-2199)
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4	24-026	2304 S 41st Street	Unity Three Office Bldg LLC	2420-602-0016-000-9	0.3	COM	CG	PINEHURST S/D BLK 2 LOTS 4 AND 5 (0.30 AC) (OR 3674-2933)
5	24-027	4351 S 25th Street	Jose & Rosemary Torres	2432-414-0005-000-9	2.07	RS	AR-1	32 35 40 N 150 FT OF S 450 FT OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS E 40 FT FOR RD R/W AND LESS TO SLCAS IN OR 619-133- (2.07 AC) (OR 1549-1320)
6	24-028	4560 S 25th Street	Italian Castle Of The Treasure Coast LLC	2433-333-0001-000-6	20.06	RS & P/F	RF & I & AR-1	33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT,TH N 00 14 50 W 0.03 FT,TH N 00 02 57 E 77.97 FRT TO POB,TH CONT N 00 02 57 W 442.78 FT,TH N 89 42 06 EF 30.33 FT,TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102,TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)
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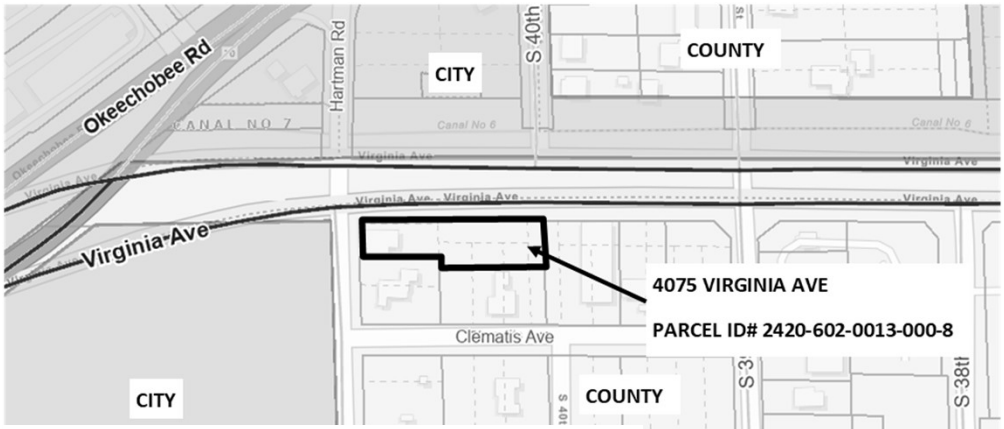

ST. LUCIE COUNTY ZONING DESIGNATION OF COMMERCIAL GENERAL (CG) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF COMMERCIAL (COM)

CITY INITIATED ANNEXATIONS

12

RECOMMENDATION

Staff recommend APPROVAL for the proposed ANNEXATION of 4075 VIRGINIA.

ALTERNATIVE RECOMMENDATION

1. Modified Approval.

or

2. Disapproval.

CITY INITIATED ANNEXATIONS

13

SEQ	ORD #	SITE ADDRESS	OWNER	PARCEL ID	AREA (Ac)	FLU	ZONING	LEGAL
1	24-023	4105 Mariah Cir	KG Concrete & Development LLC	2407-114-0002-000-9	2.8	IND	IL	07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)
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4	24-026	2304 S 41st Street	Unity Three Office Bldg LLC	2420-602-0016-000-9	0.3	COM	CG	PINEHURST S/D BLK 2 LOTS 4 AND 5 (0.30 AC) (OR 3674-2933)
5	24-027	4351 S 25th Street	Jose & Rosemary Torres	2432-414-0005-000-9	2.07	RS	AR-1	32 35 40 N 150 FT OF S 450 FT OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS E 40 FT FOR RD R/W AND LESS TO SLCAS IN OR 619-133- (2.07 AC) (OR 1549-1320)
6	24-028	4560 S 25th Street	Italian Castle Of The Treasure Coast LLC	2433-333-0001-000-6	20.06	RS & P/F	RF & I & AR-1	33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT,TH N 00 14 50 W 0.03 FT,TH N 00 02 57 E 77.97 FRT TO POB,TH CONT N 00 02 57 W 442.78 FT,TH N 89 42 06 EF 30.33 FT,TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102,TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)
7	24-029	4120 Selvitz	Accurate Septic Holdings LLC	2432-233-0001-000-6	1.68	IND	IH	32 35 40 N 200 FT OF S 653.50 FT OF E 365 FT OF W 415 FT OF SW 1/4 OF NW 1/4 (1.68 AC) (OR 2454-1199)

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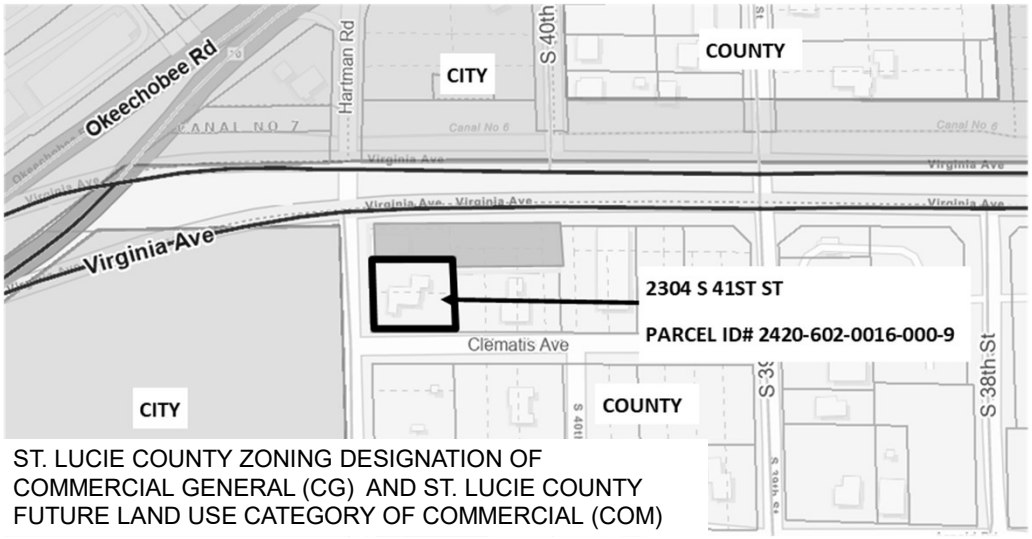


ST. LUCIE COUNTY ZONING DESIGNATION OF COMMERCIAL GENERAL (CG) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF COMMERCIAL (COM)

15

RECOMMENDATION

Staff recommend APPROVAL for the proposed ANNEXATION of 2304 S 41st.

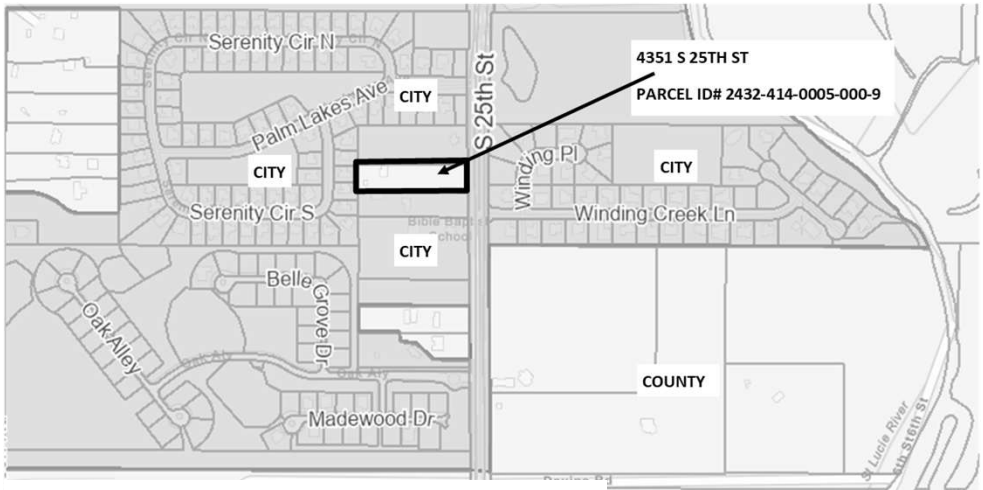
ALTERNATIVE RECOMMENDATION

1. Modified Approval.
or
2. Disapproval.

16

SEQ	ORD #	SITE ADDRESS	OWNER	PARCEL ID	AREA (Ac)	FLU	ZONING	LEGAL
1	24-023	4105 Mariah Cir	KG Concrete & Development LLC	2407-114-0002-000-9	2.8	IND	IL	07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)
2	24-024	4106 Mariah Cir	Lawn Chair Properties LLC	2407-111-0001-000-3	1.99	IND	IL	7 35 40 E 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4-LESS N 355 FT AND LESS E 45 FT CANAL R/W AND LESS AVENUE D R/W- (1.99 AC) (OR 4006-2199)
3	24-025	4075 Virginia Ave	Unity Three Office Bldg LLC	2420-602-0013-000-8	0.47	COM	CG	PINEHURST S/D BLK 2 S 6.5 FT OF LOT 2, ALL LOT 3 AND S 40.93 FT OF LOT 9 AND THAT PART OF LOTS 6, 7 AND 8 MPDAF: BEG NW COR LOT 6, RUN E ALG N LI LOTS 6, 7 AND 8 TO NE COR LOT 8, TH S 33.2 FT, TH W TO A PT ON W LI OF LOT 6, 38.11 FT S OF NW COR OF LOT 6, TH N 38.11 FT TO POB AND W 1/2 VAC S 40 ST ADJ ON E AS IN OR 294-1872 AND OR 468-369 (0.47 AC) LESS FOR SR 70 AS IN OR 787-57. (OR 3034-556)
4	24-026	2304 S 41st Street	Unity Three Office Bldg LLC	2420-602-0016-000-9	0.3	COM	CG	PINEHURST S/D BLK 2 LOTS 4 AND 5 (0.30 AC) (OR 3674-2933)
5	24-027	4351 S 25th Street	Jose & Rosemary Torres	2432-414-0005-000-9	2.07	RS	AR-1	32 35 40 N 150 FT OF S 450 FT OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS E 40 FT FOR RD R/W AND LESS TO SLCAS IN OR 619-133- (2.07 AC) (OR 1549-1320)
6	24-028	4560 S 25th Street	Italian Castle Of The Treasure Coast LLC	2433-333-0001-000-6	20.06	RS & P/F	RF & I & AR-1	33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT,TH N 00 14 50 W 0.03 FT,TH N 00 02 57 E 77.97 FRT TO POB,TH CONT N 00 02 57 W 442.78 FT,TH N 89 42 06 EF 30.33 FT,TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102,TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)
7	24-029	4120 Selvitz	Accurate Septic Holdings LLC	2432-233-0001-000-6	1.68	IND	IH	32 35 40 N 200 FT OF S 653.50 FT OF E 365 FT OF W 415 FT OF SW 1/4 OF NW 1/4 (1.68 AC) (OR 2454-1199)

17



ST. LUCIE COUNTY ZONING DESIGNATION OF AGRICULTURAL-1 (AR-1) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF RESIDENTIAL SUBURBAN (RS)

CITY INITIATED ANNEXATIONS

18

RECOMMENDATION

Staff recommend APPROVAL for the proposed ANNEXATION of 4351 S 25th.

ALTERNATIVE RECOMMENDATION

1. Modified Approval.
or
2. Disapproval.

CITY INITIATED ANNEXATIONS

19

SEQ	ORD #	SITE ADDRESS	OWNER	PARCEL ID	AREA (Ac)	FLU	ZONING	LEGAL
1	24-023	4105 Mariah Cir	KG Concrete & Development LLC	2407-114-0002-000-9	2.8	IND	IL	07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)
2	24-024	4106 Mariah Cir	Lawn Chair Properties LLC	2407-111-0001-000-3	1.99	IND	IL	7 35 40 E 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4-LESS N 355 FT AND LESS E 45 FT CANAL R/W AND LESS AVENUE D R/W- (1.99 AC) (OR 4006-2199)
3	24-025	4075 Virginia Ave	Unity Three Office Bldg LLC	2420-602-0013-000-8	0.47	COM	CG	PINEHURST S/D BLK 2 S 6.5 FT OF LOT 2, ALL LOT 3 AND S 40.93 FT OF LOT 9 AND THAT PART OF LOTS 6, 7 AND 8 MPDAF: BEG NW COR LOT 6, RUN E ALG N LI LOTS 6, 7 AND 8 TO NE COR LOT 8, TH S 33.2 FT, TH W TO A PT ON W LI OF LOT 6, 38.11 FT S OF NW COR OF LOT 6, TH N 38.11 FT TO POB AND W 1/2 VAC S 40 ST ADJ ON E AS IN OR 294-1872 AND OR 468-369 (0.47 AC) LESS FOR SR 70 AS IN OR 787-57. (OR 3034-556)
4	24-026	2304 S 41st Street	Unity Three Office Bldg LLC	2420-602-0016-000-9	0.3	COM	CG	PINEHURST S/D BLK 2 LOTS 4 AND 5 (0.30 AC) (OR 3674-2933)
5	24-027	4351 S 25th Street	Jose & Rosemary Torres	2432-414-0005-000-9	2.07	RS	AR-1	32 35 40 N 150 FT OF S 450 FT OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS E 40 FT FOR RD R/W AND LESS TO SLCAS IN OR 619-133- (2.07 AC) (OR 1549-1320)
6	24-028	4560 S 25th Street	Italian Castle Of The Treasure Coast LLC	2433-333-0001-000-6	20.06	RS & P/F	RF & I & AR-1	33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT,TH N 00 14 50 W 0.03 FT,TH N 00 02 57 E 77.97 FRT TO POB,TH CONT N 00 02 57 W 442.78 FT,TH N 89 42 06 EF 30.33 FT,TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102,TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)
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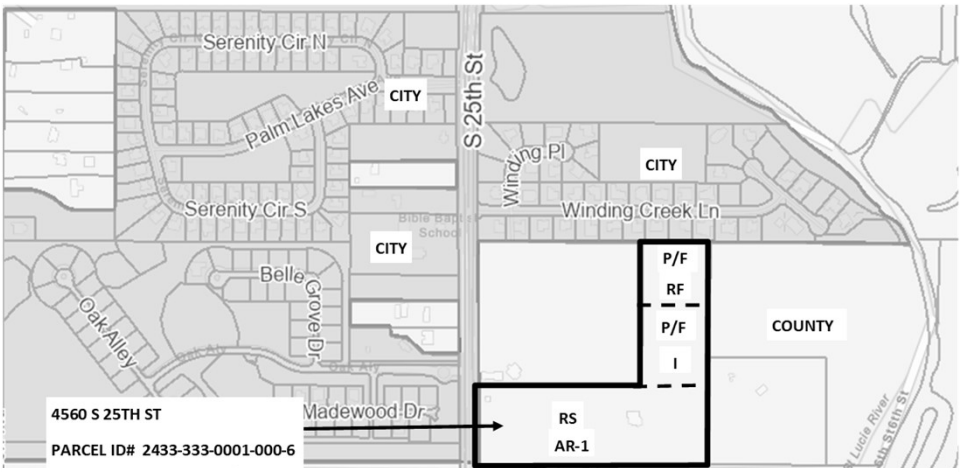
20



ST. LUCIE COUNTY ZONING DESIGNATIONS OF AGRICULTURAL-1 (AR-1) AND RELIGIOUS FACILITIES (RF) AND INSTITUTIONAL (I) AND THE ST. LUCIE COUNTY FUTURE LAND USE CATEGORIES OF PUBLIC FACILITIES (P/F) AND RESIDENTIAL SUBURBAN (RS)

RECOMMENDATION

Staff recommend APPROVAL for the proposed ANNEXATION of 4560 S 25th ST.

ALTERNATIVE RECOMMENDATION

1. Modified Approval.
or
2. Disapproval.

SEQ	ORD #	SITE ADDRESS	OWNER	PARCEL ID	AREA (Ac)	FLU	ZONING	LEGAL
1	24-023	4105 Mariah Cir	KG Concrete & Development LLC	2407-114-0002-000-9	2.8	IND	IL	07 35 40 N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4-LESS E 45 FT AND LESS W 175 FT AND LESS AV D R/W- (2.80 AC)
2	24-024	4106 Mariah Cir	Lawn Chair Properties LLC	2407-111-0001-000-3	1.99	IND	IL	7 35 40 E 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4-LESS N 355 FT AND LESS E 45 FT CANAL R/W AND LESS AVENUE D R/W- (1.99 AC) (OR 4006-2199)
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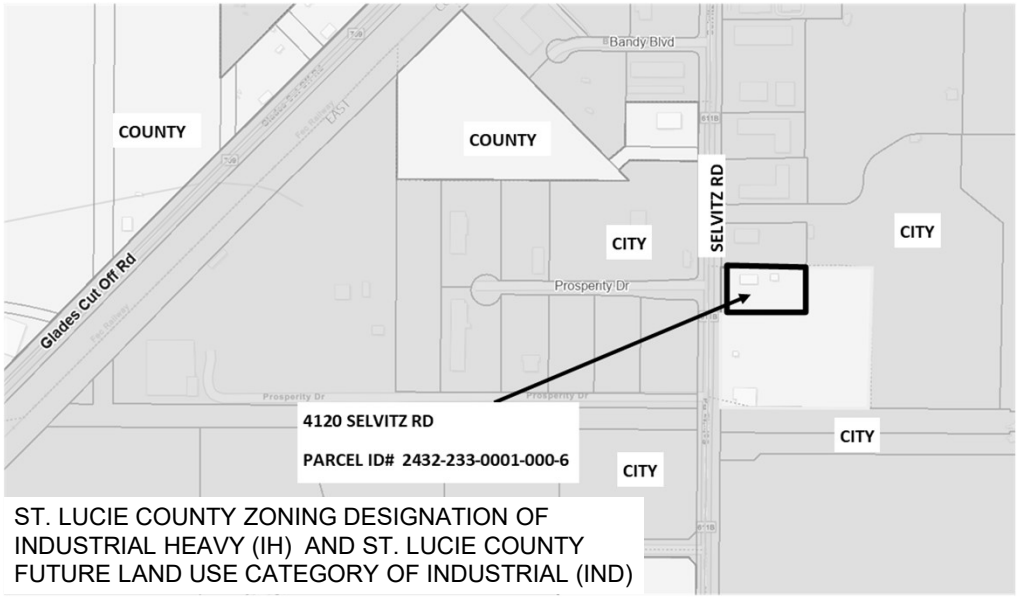
4	24-026	2304 S 41st Street	Unity Three Office Bldg LLC	2420-602-0016-000-9	0.3	COM	CG	PINEHURST S/D BLK 2 LOTS 4 AND 5 (0.30 AC) (OR 3674-2933)
5	24-027	4351 S 25th Street	Jose & Rosemary Torres	2432-414-0005-000-9	2.07	RS	AR-1	32 35 40 N 150 FT OF S 450 FT OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS E 40 FT FOR RD R/W AND LESS TO SLCAS IN OR 619-133- (2.07 AC) (OR 1549-1320)
6	24-028	4560 S 25th Street	Italian Castle Of The Treasure Coast LLC	2433-333-0001-000-6	20.06	RS & P/F	RF & I & AR-1	33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT,TH N 00 14 50 W 0.03 FT,TH N 00 02 57 E 77.97 FRT TO POB,TH CONT N 00 02 57 W 442.78 FT,TH N 89 42 06 EF 30.33 FT,TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102,TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)
7	24-029	4120 Selvitz	Accurate Septic Holdings LLC	2432-233-0001-000-6	1.68	IND	IH	32 35 40 N 200 FT OF S 653.50 FT OF E 365 FT OF W 415 FT OF SW 1/4 OF NW 1/4 (1.68 AC) (OR 2454-1199)

23



ST. LUCIE COUNTY ZONING DESIGNATION OF INDUSTRIAL HEAVY (IH) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF INDUSTRIAL (IND)

CITY INITIATED ANNEXATIONS

24

RECOMMENDATION

Staff recommend APPROVAL for the proposed ANNEXATION of 4120 SELVITZ RD.

ALTERNATIVE RECOMMENDATION

1. Modified Approval.
or
2. Disapproval.

ORDINANCE NO. 24-029

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4120 SELVITZ RD IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF INDUSTRIAL HEAVY (IH) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF INDUSTRIAL (IND); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Part I, Chapter 171, Florida Statutes, sets forth a procedure for Municipal Annexation; and

WHEREAS, in accordance with Chapter 171.044 F.S., the owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may apply to the governing body of said municipality to have said property be annexed to the municipality; and

WHEREAS, the owners have entered an Annexation Agreement **Exhibit "A"** with the Fort Pierce Utilities Authority which grants in consideration of water service and/or sewer service to the subject property that such agreement is considered as a voluntary application for annexation into the City of Fort Pierce; and

WHEREAS, the Annexation Agreement bears the signature(s) of current and/or former owner(s) of property in the area proposed to be annexed; and

WHEREAS, the Grantor identified in each Fort Pierce Utilities Authority Annexation Agreement represents themselves, their heirs, successors, and assigns in regard to the subject property and also waives any and all objection to annexation of the property; and

WHEREAS, the estimated population of the annexation is 0; and

WHEREAS, the City of Fort Pierce Planning Board, at their May 13th, 2024, meeting, voted 6 to 0 to recommend approval of the request; and

WHEREAS, in accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department has provided notice of this annexation by mail to the St. Lucie County Administrator's Office on July 2nd, 2024, no fewer than thirty (30) days prior to the first reading of this annexation by the City Commission of the City of Fort Pierce, Florida; and

WHEREAS, in accordance with Chapter 171.044(6) of the Florida Statutes, the City Planning Department has provided notice of this annexation, via certified mail, to the

St. Lucie County Board of County Commissioners on July 8th, 2024, no fewer than ten (10) days prior to publishing or posting the ordinance notice.

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. The territorial limits of the City of Fort Pierce, Florida, are hereby extended, as depicted, together with legal description on **Exhibit "B,"** attached hereto and incorporated herein; and annexed into the City:

Parcel ID: 2432-233-0001-000-6

LEGAL DESCRIPTION:
32 35 40 N 200 FT OF S 653.50 FT OF E 365 FT OF W 415 FT OF SW 1/4 OF NW 1/4 (1.68 AC) (OR 2454-1199)

Containing 1.68 acres, more or less.

Said property containing 1.68 acres and being generally located at 4120 Selvitz RD, Fort Pierce, FL 34981.

SECTION 2. The subject property shall retain the existing St. Lucie County Zoning designation of Industrial Heavy (IH) and the existing St. Lucie County Future Land Use category of Industrial (IND).

SECTION 3. That the St. Lucie County Property Appraiser and the St. Lucie County Tax Collector are directed to place upon and add to the assessment roll, and to collect taxes on the land described in Exhibit "B" hereof as of January 1, 2025, and subsequent years, and to enter the same at such valuation that it will bear an equal and just proportion of taxes as of that date and subsequent years. The property tax classifications and exemptions currently in effect upon and applied to the land described in Exhibit "B" shall not be affected by this Ordinance, so long as the classifications and exemptions are consistent with the standards set forth by the Saint Lucie County Property Appraiser. Nothing in this Ordinance is intended to, or shall be construed as, a revocation or abrogation of the land's current Saint Lucie County Property Appraiser's tax classifications and exemptions.

SECTION 4. That in accordance with Chapter 171.044(3), this Ordinance shall be filed with clerk of the circuit court, the chief administrative officer of St. Lucie County, and the Department of State within seven (7) days after adoption.

SECTION 5. That in accordance with Chapter 171.091, any change in the City boundaries through annexation shall revise the charter boundary article and shall be filed as a revision of the charter with the Department of State within thirty (30) days; and a copy of such revision shall be submitted to the Office of Economic and Demographic Research along with a statement specifying the population census effect and the affected land area.

SECTION 6. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 7. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance, which shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 8. This Ordinance shall take effect immediately upon passage.

APPROVED AS TO
FORM AND CORRECTNESS:

_____
Sara Hedges ESQ.
City Attorney

STATE OF FLORIDA COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 24-029 was duly advertised by title only in the St. Lucie News Tribune on July 21st, 2024; copy of said Ordinance was made available at the Office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on August 4th, 2024; and was duly introduced, read by title only, and passed on second and final reading on _____, 2024, by the City Commission of Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this _____ day of _____, 2024.

_____
Linda Hudson, Mayor

ATTEST:

_____
Linda W. Cox
City Clerk

(SEAL)

EXHIBIT "A"
FORT PIERCE UTILITIES ANNEXATION AGREEMENT

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4752673 OR BOOK 4474 PAGE 1002, Recorded 09/11/2020 09:45:19 AM

RETURN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE BOX

This instrument prepared by:
R. N. Koblegard, III, Esquire
200 S. Indian River Drive, Suite 201
Fort Pierce, FL 34950

Property Appraiser's Parcel Identification (Folio) Number(s):

2432-233-0001-000-5

ANNEXATION AGREEMENT
LIMITED LIABILITY COMPANY

ACCURATE SEPTIC HOLDINGS, LLC
DAVID WHITESIDE, MANAGER
4120 SELVITZ RD.
FT. PIERCE, FLORIDA 34981

TO: WATER/WASTEWATER ENGINEERING
Fort Pierce Utilities Authority
Post Office Box 3191
Fort Pierce, Florida 34948-3191

4120 Selvitz Road, Ft. Pierce, Florida 34981
Location Address

Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

THE NORTH 330 FEET OF THE SOUTH 663.58 FEET OF THE EAST 363 FEET OF THE WEST 415 FEET OF THE SW ¼ OF THE NW ¼ OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property will/or becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my above-described property into the City of Fort Pierce, Florida, together with any real property contiguous to the above described property owned by the undersigned at the time of signing or acquired in the future. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized this 12 day of December, 2019.

ACCURATE SEPTIC HOLDINGS, LLC
David Whiteside
GRANTOR

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

Witness Signature
Angela Hoss
Printed Witness Signature

Witness Signature
Khadija N Jackson
Printed Witness Signature

David W A
David Whiteside, Manager of Accurate Septic Holdings, LLC, with full right and authority to convey real property, Managing Member - LLC (Signature)

David Whiteside
Printed Signature

4120 Selvitz Road, Ft. Pierce, Florida 34981
Address

STATE OF Florida
COUNTY OF Saint Lucie

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared David Whiteside known to me to be a managing member of the entity in whose name the foregoing instrument was executed, and that (he)(she) acknowledged executing the same for such entity, freely and voluntarily, under authority duly vested in (him)(her) by said entity, that I relied upon the following form of identification of the above-named person: Driver's Licenses, and that an oath was not taken.

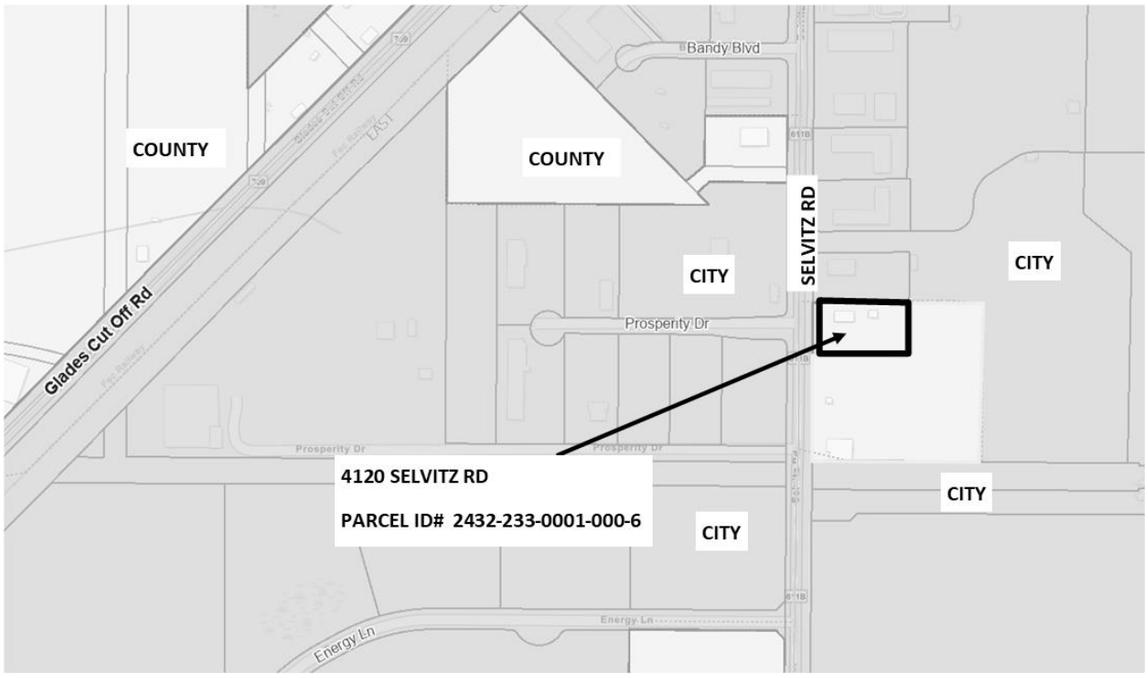
RUBBER STAMP NOTARY SEAL

ANGELA HOSS
Notary Public - State of Florida
Commission # GG 113147
My Comm. Expires Nov 7, 2021
Bonded through National Notary Assn.

Witness my hand and official seal in the County and State last aforesaid this 12 day of December A.D. 2019.

Notary Signature
Angela Hoss
Notary Printed Signature

EXHIBIT "B"
TERRITORIAL LIMITS AND LEGAL DESCRIPTION



LEGAL DESCRIPTION

32 35 40 N 200 FT OF S 653.50 FT OF E 365 FT OF W 415 FT OF SW 1/4 OF NW 1/4 (1.68 AC) (OR 2454-1199)

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4752673 OR BOOK 4474 PAGE 1002, Recorded 09/11/2020 09:45:19 AM

RETURN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE BOX This instrument prepared by: R. N. Koblegard, III, Esquire 200 S. Indian River Drive, Suite 201 Fort Pierce, FL 34950 Property Appraisers Parcel Identification (Folio) Number(s): 2432-233-0001-000-6	ANNEXATION AGREEMENT LIMITED LIABILITY COMPANY ACCURATE SEPTIC HOLDINGS, LLC DAVID WHITESIDE, MANAGER 4120 SELVITZ RD. FT. PIERCE, FLORIDA 34981
To: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191	4120 SELVITZ ROAD, FT. PIERCE, FLORIDA 34981 Location Address Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

THE NORTH 200 FEET OF THE SOUTH 653.50 FEET OF THE EAST 365 FEET OF THE WEST 415 FEET OF THE SW ¼ OF THE NW ¼ OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my above-described property into the City of Fort Pierce, Florida, together with any real property contiguous to the above described property owned by the undersigned at the time of signing or acquired in the future. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

In Witness Whereof, the GRANTOR has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized this 12 *day of* December, 2019.

ACCURATE SEPTIC HOLDINGS, LLC

David Whiteside

GRANTOR

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

Angela Moss
Witness Signature

Angela Moss
Printed Witness Signature

Khadya W Parson
Witness Signature

Khadya W Parson
Printed Witness Signature

David W A

David Whiteside, Manager of Accurate Septic Holdings, LLC, with full right and authority to convey real property., Managing Member, LLC (Signature)

David Whiteside
Printed Signature

4120 Selvitz Road, Ft. Pierce, Florida 34981
Address

STATE OF Florida
COUNTY OF Saint Lucie

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared David Whiteside known to me to be a managing member of the entity in whose name the foregoing instrument was executed, and that (he)(she) acknowledged executing the same for such entity, freely and voluntarily, under authority duly vested in (him)(her) by said entity, that I relied upon the following form of identification of the above-named person: Driver's Licenses, and that an oath was not taken.

RUBBER STAMP NOTARY SEAL

ANGELA MOSS
Notary Public - State of Florida
Commission # GG 123447
My Comm. Expires Nov 7, 2021
Bonded through National Notary Assn.

Witness my hand and official Seal in the County and State last aforesaid this 11th day of December A.D. 2019.

Angela Moss
Notary Signature

Angela Moss
Notary Printed Signature

BUSINESS IMPACT ESTIMATE

SUBMITTED BY:

SUBJECT:

---

1. Summary of the proposed ordinance, including a statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the municipality.

2. Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City:

   a. Estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted.

   b. Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.

   c. An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

3. A good faith estimate of the number of businesses likely to be impacted by the ordinance.

4. Any additional information the Commission may find useful.

As approved as part of SB170 and effective October 1, 2023, pursuant to Section 166.041(4), Florida Statutes, the City is required to prepare a business impact estimate prior to enacting an ordinance, subject to exemptions noted in the Law.

This does not apply to the following types of ordinances:

1. Ordinances required for compliance with federal or state law or regulation;
2. Ordinances relating to the issuance or refinancing of debt;
3. Ordinances relating to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
4. Ordinances required to implement a contract or an agreement, including, but not limited to, any federal, state, local, or private grant, or other financial assistance accepted by a municipal government;
5. Emergency ordinances;
6. Ordinances relating to procurement; or
7. Ordinances enacted to implement the following:
    a. Part II of chapter 163, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements, and development permits;
    b. Sections 190.005 and 190.046; 351
    c. Section 553.73, relating to the Florida Building Code; or
    d. Section 633.202, relating to the Florida Fire Prevention Code.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Legislative Hearing - Ordinance 24-029 - City Initiated Annexation 4120 Selvitz

NOTICES PROVIDED PURSUANT TO: City Code Section 125-37 of the Code of Ordinances of the City of Fort Pierce and Chapter 171 of Florida State Statutes.

NOTICE BY NEWSPAPER: July 21st, 2024, **and,** August 4th, 2024.

NOTICE BY MAIL: July 2nd, 2024

NOTICE BY SIGNS: N/A

VERIFIED BY: Kev Freeman

TITLE: Planning Director

SIGNATURE:

DATE: July 7th, 2024

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 ▪ CITYOFFORTPIERCE.COM ▪ TEL: 772.467.3000 ▪ FAX: 772.466.5808

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE
Florida

TO: Kev Freeman, Planning Director

FROM: Sara Hedges, City Attorney SH

RE: Voluntary Annexation (City-FPUA) at 4120 Selvitz RD

CAO RLS FILE: RLS 24-192

DATE: June 7, 2024

I have reviewed the above Request for Legal Services (RLS). I have made suggested changes to the Ordinance, mostly to make this Ordinance consistent in template to recent annexation ordinances. Please incorporate these changes into your template. The Ordinance has been uploaded in a Track Changes Version and a Clean Copy Version, with the suggested changes included. The Clean Copy Version is approved as to form and correctness. You will need to include the information in the blanks prior to presentation to the City Commission.

If you have any questions, please do not hesitate to contact this Office via phone or e-mail.

Thank you.
SH/mm

LocaliQ
Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Linda Cox
Accounts Payable Dept
City Of Fort Pierce Legals
Po Box 1480
Fort Pierce FL 34954-1480

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Main Legal CLEGL, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

07/21/2024, 08/04/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/04/2024

Legal Clerk

Notary, State of WI, County of Brown

3.7.29

My commission expires

Publication Cost:	$1691.60
Tax Amount:	$0.00
Payment Cost:	$1691.60
Order No:	10380266
Customer No:	1126026
PO #:	

# of Copies:
1

THIS IS NOT AN INVOICE!

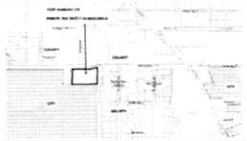
Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

CITY OF FORT PIERCE
NOTICE OF PROPOSED ANNEXATION

The City Commission of the City of Fort Pierce, Florida, pursuant to Chapter 171 of Florida State Statutes, and of the Code of Ordinances of the City of Fort Pierce, will hold Public Hearings, on Monday August 5, 2024, at 5:05 p.m. and on Monday August 19, 2024, at 5:05 p.m. for the enactment of the following proposed annexation ordinance, in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida; said ordinances entitled:

ORDINANCE NO. 24-023 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4195 MARIAH CIR IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF INDUSTRIAL LIGHT (IL) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF INDUSTRIAL (IND); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

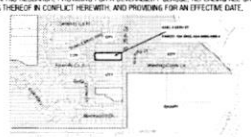


ORDINANCE NO. 24-024 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4106 MARIAH CIR IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF INDUSTRIAL LIGHT (IL) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF INDUSTRIAL (IND); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

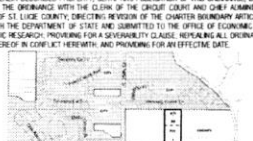
ORDINANCE NO. 24-025 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4675 VIRGINIA AVE IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF COMMERCIAL GENERAL (CG) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF COMMERCIAL (COM); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 24-026 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 2304 SOUTH 41ST STREET IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF COMMERCIAL GENERAL (CG) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF COMMERCIAL (COM); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 24-027 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4351 SOUTH 25TH STREET IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF AGRICULTURAL-1 (AR-1) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF RESIDENTIAL SUBURBAN (RS); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.



ORDINANCE NO. 24-028 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4560 SOUTH 25TH STREET IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATIONS OF AGRICULTURAL-1 (AR-1) AND RELIGIOUS FACILITIES (RF) AND INSTITUTIONAL-B AND THE ST. LUCIE COUNTY FUTURE LAND USE CATEGORIES OF PUBLIC FACILITIES (PF) AND RESIDENTIAL SUBURBAN (RS); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.



ORDINANCE NO. 24-029 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) LOT AT 4120 SEAVIEW RD IN FORT PIERCE, FLORIDA; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; MAINTAINING THE ST. LUCIE COUNTY ZONING DESIGNATION OF INDUSTRIAL HEAVY (IH) AND ST. LUCIE COUNTY FUTURE LAND USE CATEGORY OF INDUSTRIAL (IND); DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

All interested parties may appear at the Public Hearings and be heard with respect to the proposed annexations. Said proposed ordinance and application will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1 Fort Pierce, Florida.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises you that if you or another person decides to appeal any decision made by the City Commission with respect to any matter considered at its meeting or hearing, that you or said person will need a record of the proceedings, and that for such purpose, affected persons may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

/s/ Linda W. Cox, City Clerk
Publish: 7/21/24 and 8/4/24

TR-PM01-47

City Commission Regular Meeting - 5:05 pm **12. h.**

Meeting Date: 08/19/2024

Re: Annexation - 3804 Sunrise Blvd

Submitted For: Kev Freeman, Planning Director, Planning Department

SUBJECT:

Legislative Hearing - Ordinance 24-033 - Voluntary annexation to include one (1) parcel at or near 3804 Sunrise Boulevard, Parcel ID: 2433-123-0001-000-1. SECOND READING

SUMMARY:

The applicant is requesting a voluntary annexation of one (1) parcel at or near 3804 Sunrise Boulevard in Fort Pierce, Florida, Parcel ID: 2433-123-0001-000-1.

Pursuant to Comprehensive Plan Policy 1.11.5, "properties annexed shall receive a land use designation compatible with the County Land Use Designation, unless otherwise approved by the City Commission." Staff has confirmed that the property is located within unincorporated St. Lucie County and is contiguous to the Fort Pierce City Municipal Boundary and within the FPUA Service Area. The subject proposed voluntary annexation is also consistent with Chapter 171.044, F.S., whereas the property is contiguous to a municipality and reasonably compact; and the annexation will not result in the creation of an enclave.

RECOMMENDATION:

The annexation meets the standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations. Planning Staff recommends approval of the proposed annexation along with the Future Land Use Designation of Residential Low-Density (RL) and Zoning Designation of Single Family Low-Density Residential (R-1).

ALTERNATIVES:

- Approval with alternative designations
- Denial

RESPONSIBLE STAFF:

Vennis Gilmore, Assistant Planning Director

COORDINATED WITH:

Technical Review Committee
Planning Board

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Ordinance 24-033
Staff Presentation
Staff Report
Staff Report Supporting Documents
Application and Supporting Documents
Public Notice Certification
CA Memo
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	07/26/2024 03:46 PM

Form Started By: Vennis Gilmore
Started On: 07/19/2024 04:53 PM
Final Approval Date: 08/12/2024

ORDINANCE NO. 24-033

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) PARCEL AT OR NEAR **3804 SUNRISE BOULEVARD,** AND SHOWN ON EXHIBIT A; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; ESTABLISHING THE ZONING DESIGNATION OF SINGLE-FAMILY LOW DENSITY (R-1); ESTABLISHING THE LAND USE DESIGNATION OF RESIDENTIAL LOW DENSITY (RL); DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Part I, Chapter 171, Florida Statutes, sets forth a procedure for Municipal Annexation; and;

WHEREAS, in accordance with Section 171.044 of the Florida Statutes, the owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality; and

WHEREAS, the estimated population of the annexation is zero (0); and

WHEREAS, the owners have submitted an application petitioning the property to be annexed to the municipality of the City of Fort Pierce; and

WHEREAS, the petition bears the signature(s) of the current owner(s) and/or former owners of the property to be annexed; and

WHEREAS, the City of Fort Pierce Planning Board, at their April 8th, 2024, meeting, voted 7 to 0 to recommend Approval of the request; and

WHEREAS, in accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department has provided notice of this annexation by mail to the St. Lucie County Administrator's Office on June 18, 2024, no fewer than thirty (30) days prior to the first reading of this annexation Ordinance by the City Commission of the City of Fort Pierce, Florida; and

WHEREAS, in accordance with Section 171.044(6) of the Florida Statutes, the City Planning Department has provided notice of this annexation, via certified mail, to the St. Lucie County Board of County Commissioners on June 18, 2024, no fewer than ten (10) days prior to publishing or posting the ordinance notice;

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. The territorial limits of the City of Fort Pierce, Florida, are hereby extended, as depicted on Exhibit “A”, attached hereto, and incorporated herein; and annexed into the City:

Parcel ID: 2433-123-0001-000-1

LEGAL DESCRIPTION:
33 35 40 S 546 FT OF NW 1/4 OF NE 1/4 LYG E OF SUNRISE BV (11.34 AC)

Containing 11.34 acres, more or less.

Said property containing approximately 11.34 acres and being generally located at 3804 Sunrise Boulevard, Fort Pierce, FL 34982.

SECTION 2. That the St. Lucie County Property Appraiser and the St. Lucie County Tax Collector are directed to place upon and add to the assessment roll, and to collect taxes on the land described in Exhibit “A” hereof as of January 1, 2025, and subsequent years, and to enter the same at such valuation that it will bear an equal and just proportion of taxes as of that date and subsequent years. The property tax classifications and exemptions currently in effect upon and applied to the land described in Exhibit "A" shall not be affected by this Ordinance, so long as the classifications and exemptions are consistent with the standards set forth by the Saint Lucie County Property Appraiser. Nothing in this Ordinance is intended to, or shall be construed as, a revocation or abrogation of the land's current Saint Lucie County Property Appraiser’s tax classifications and exemptions.

SECTION 3. That upon this Ordinance becoming effective, the land herein described on Exhibit “A” and annexed into the territorial limits of the City of Fort Pierce shall be zoned Single-Family Low Density (R-1) and assigned a Future Land Use Designation of Residential Low Density (RL), as depicted on Exhibit “B” attached hereto and incorporated herein.

SECTION 4. That in accordance with Section 171.044(3), this Ordinance shall be filed with clerk of the circuit court, the chief administrative officer of St. Lucie County, and the Department of State within seven (7) days after adoption.

SECTION 5. That in accordance with Section 171.091, any change in the City boundaries through annexation shall revise the charter boundary article and shall be filed as a revision of the charter with the Department of State within thirty (30) days; and a copy of such revision shall be submitted to the Office of Economic and Demographic Research along with a statement specifying the population census effect and the affected land area.

SECTION 6. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance, which shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 7. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 8. This Ordinance shall become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
Sara Hedges
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 24-033 was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in the St. Lucie News Tribune on Sunday, July 21st, 2024 and Sunday, July 28th, 2024; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on Monday, August, 5th, 2024; and was duly introduced, read by title only, and passed on second and final reading Monday, August 19th, 2024 by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 20th day of August 2024.

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

(CITY SEAL)

EXHIBIT A
Territorial Limits Extension

EXHIBIT B

Zoning & Future Land Use Designation Assignment

CITY OF FORT PIERCE

CITY COMMISSION

August 5th, 2024

DT Ventures Annexation
3804 Sunrise Blvd
Parcel ID: 2433-123-0001-000-1

APPLICANT

Blaine Bergstresser, P.E.

PROPERTY OWNER(S)

DT Ventures 1 LLC

PARCEL ID #:

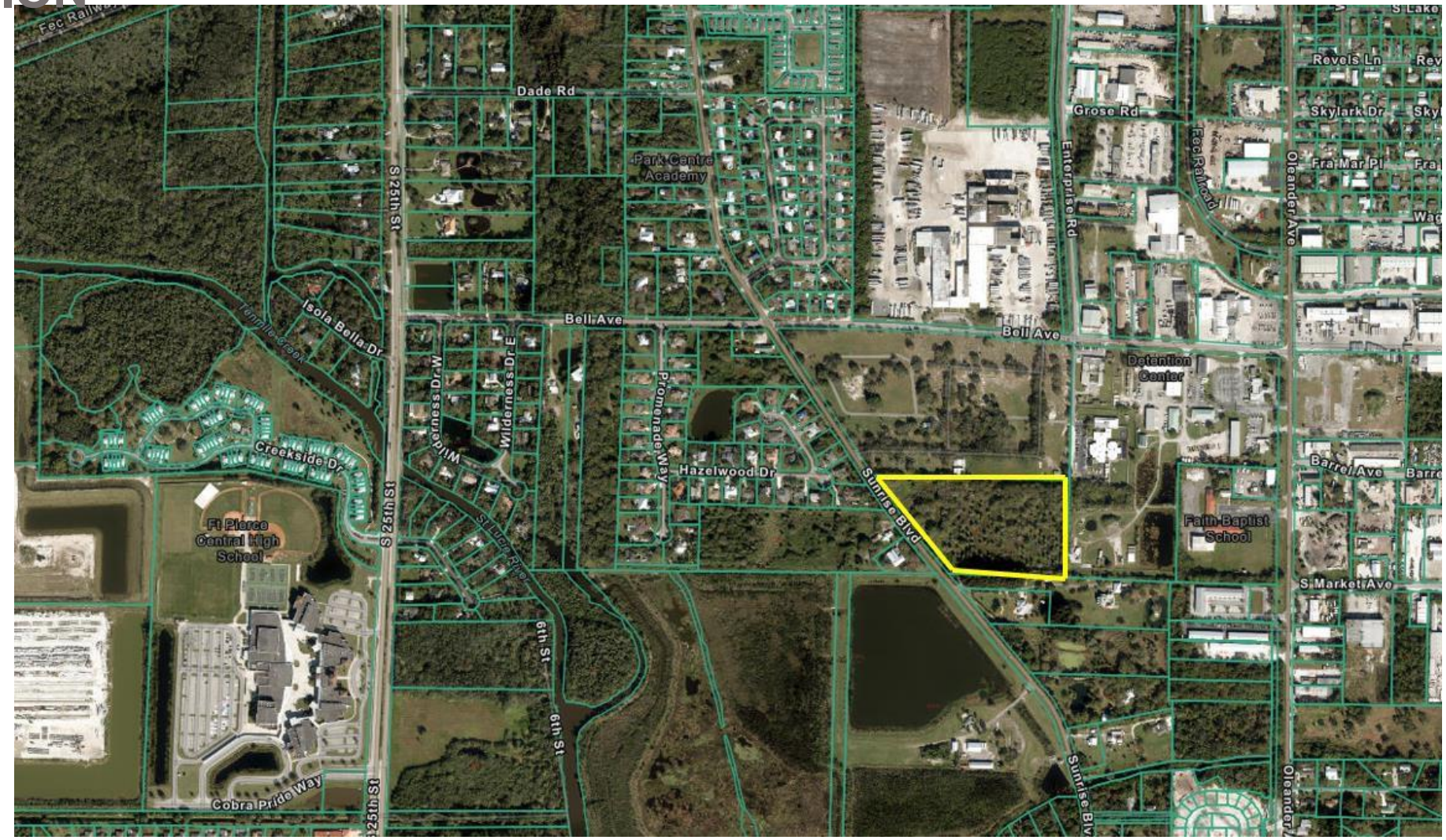
2433-123-0001-000-1

SUMMARY

Request for review of an application for an annexation of one (1) parcel into the city. The subject property have a St. Lucie County Future Land Use RU, Residential Urban, 5 du/ac, and a zoning classification of RS-3, Residential Single- family, 3 units du/ac. To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Future Land Use designation for the parcel is RL, Residential Low Density, with a Zoning classification of R-1, Single-Family Low Density.

The current taxable value of the property is $0 because of Church Exemption. Should the Application for Annexation be approved, and future development of the vacant land occurs, the property could create a new source of ad-valorem tax revenue annually to the City of Fort Pierce, depending on the millage rate per year, which currently is 6.9000.

SITE LOCATION



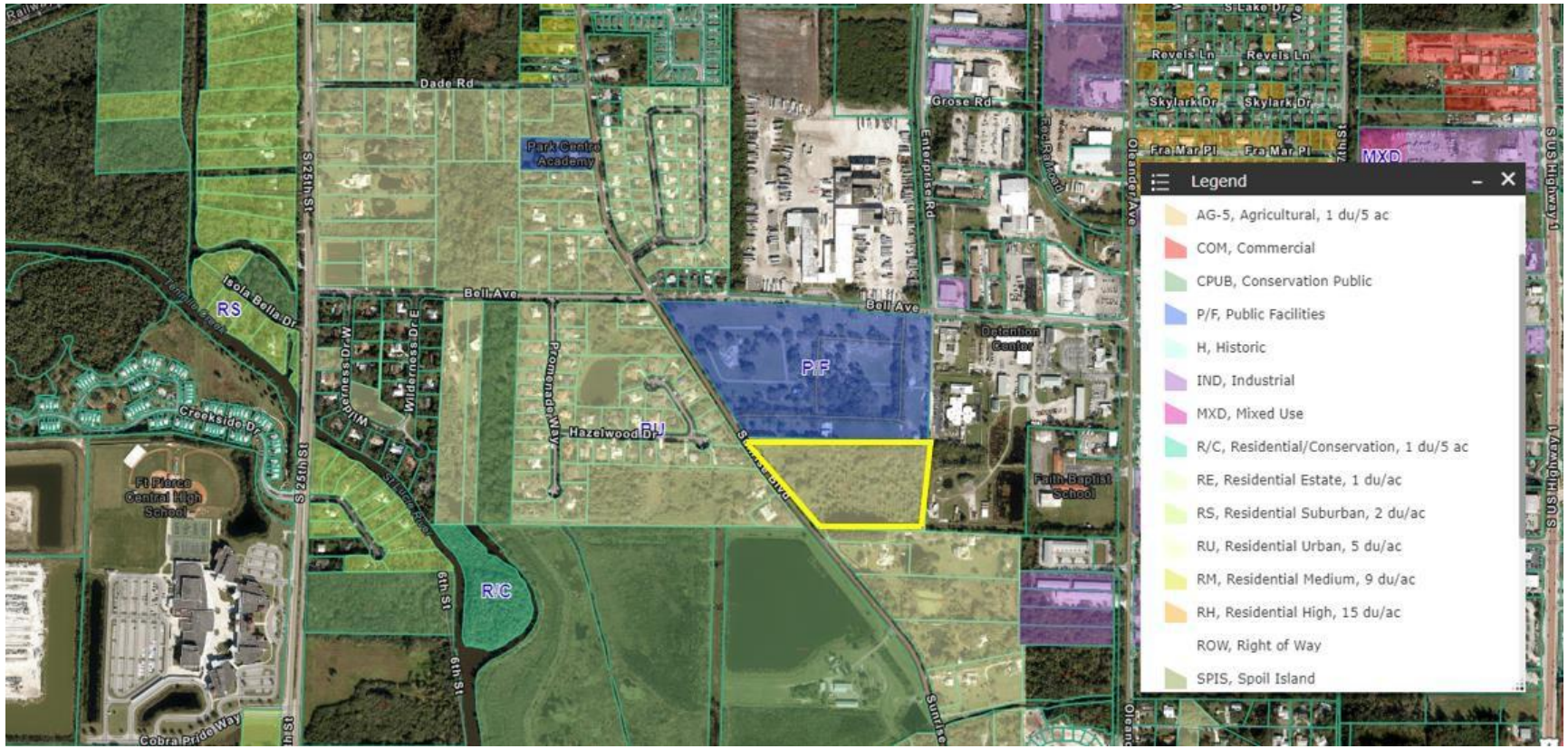
SITE AREA= 11.34 +/- Acres

3804 Sunrise Blvd- Parcel ID: 2433-123-0001-000-1 – Annexation

EXISTING/PROPOSED FUTURE LAND USE

Current FLU: RU, Residential Urban, 5 du/ac (St. Lucie County)

Proposed FLU: RL, Residential Low Density (City of Fort Pierce)

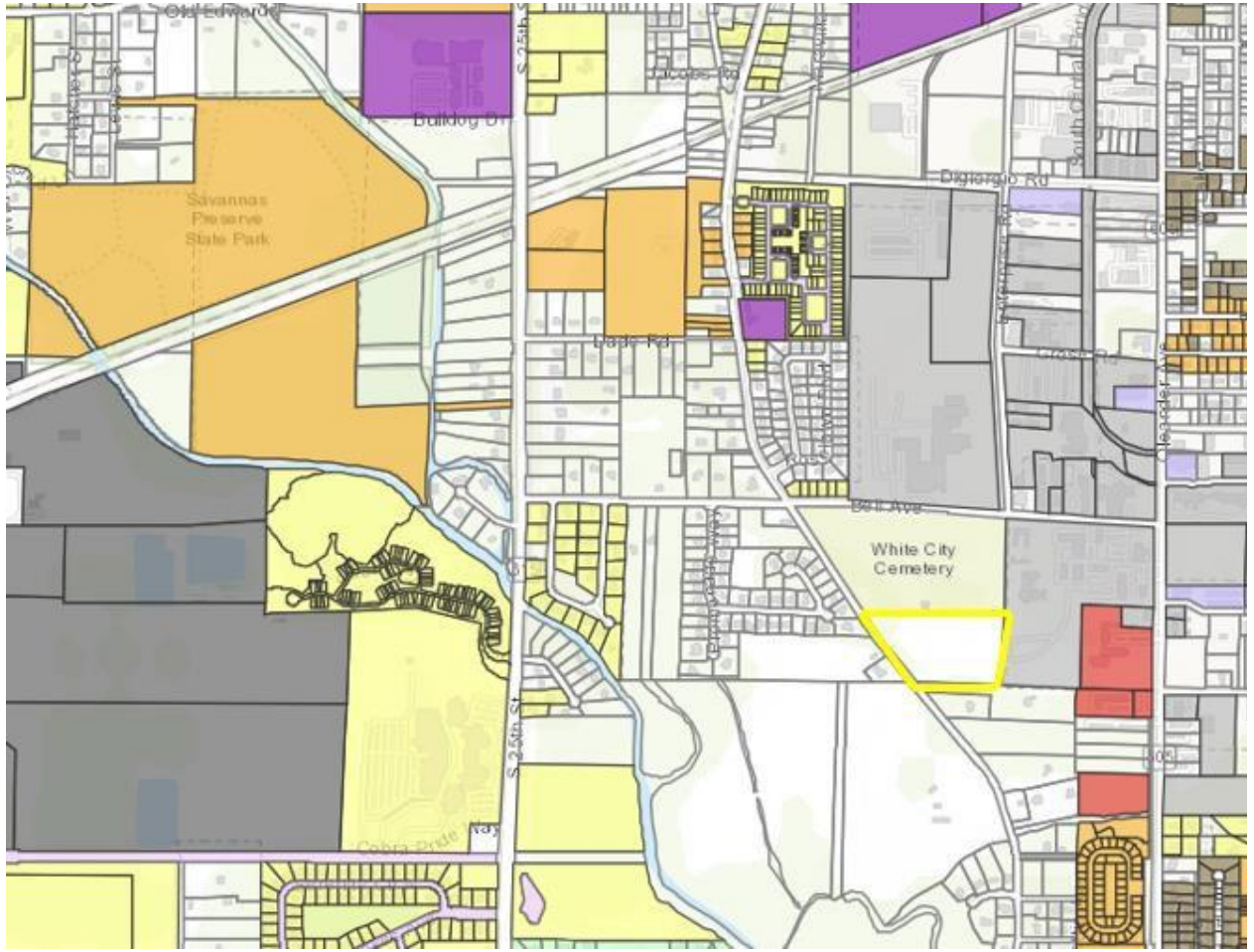


3804 Sunrise Blvd- Parcel ID: 2433-123-0001-000-1 – Annexation

EXISTING/PROPOSED FUTURE LAND USE

Current FLU: RU, Residential Urban, 5 du/ac (St. Lucie County)

Proposed FLU: RL, Residential Low Density (City of Fort Pierce)

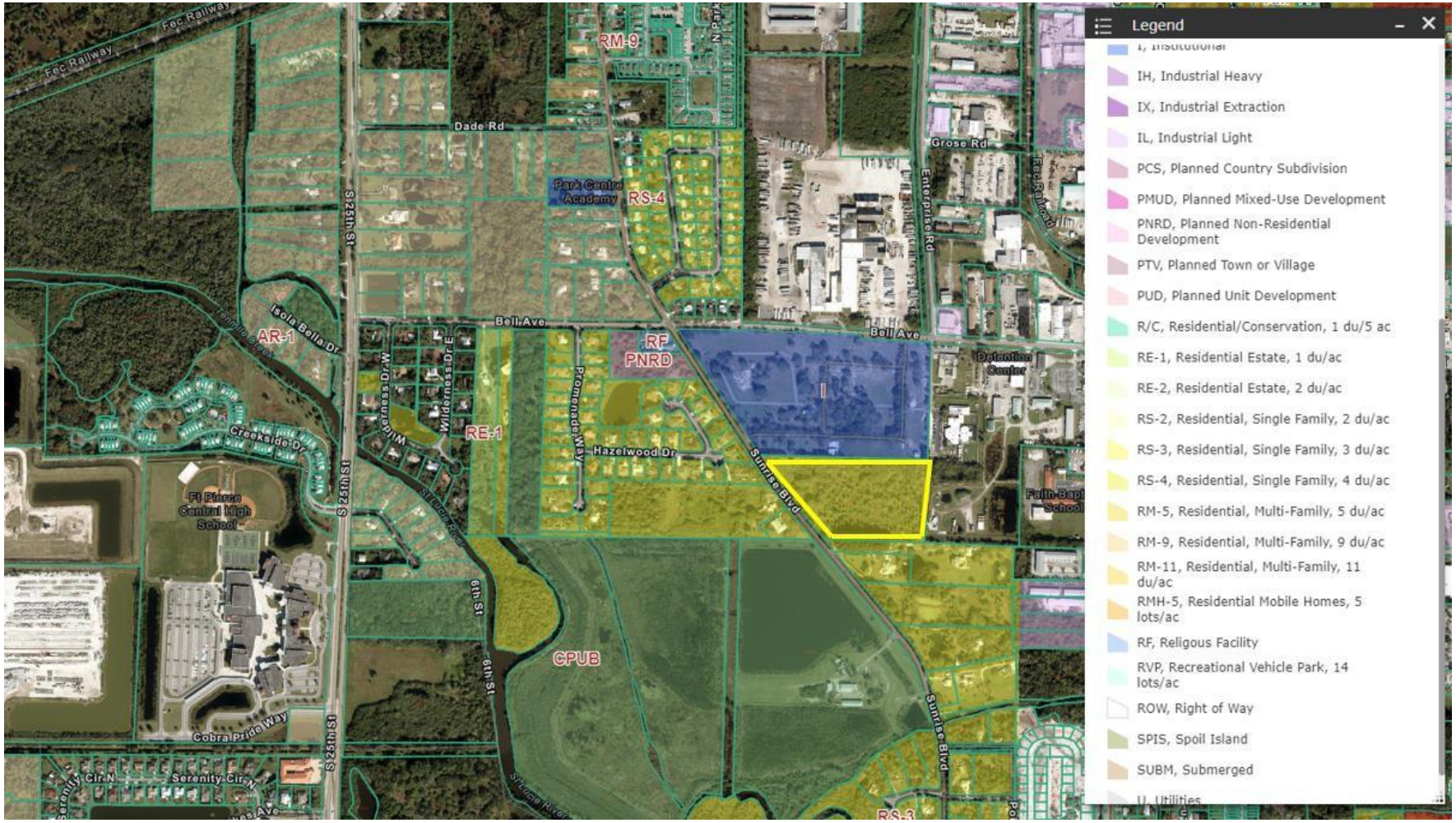


3804 Sunrise Blvd- Parcel ID: 2433-123-0001-000-1 – Annexation

EXISTING/PROPOSED ZONING

Currently Zoned: RS-3, Residential Single-family, 3 units du/ac
(St. Lucie County)

Proposed Zoning: R-1, Single-Family Low Density
(City of Fort Pierce)

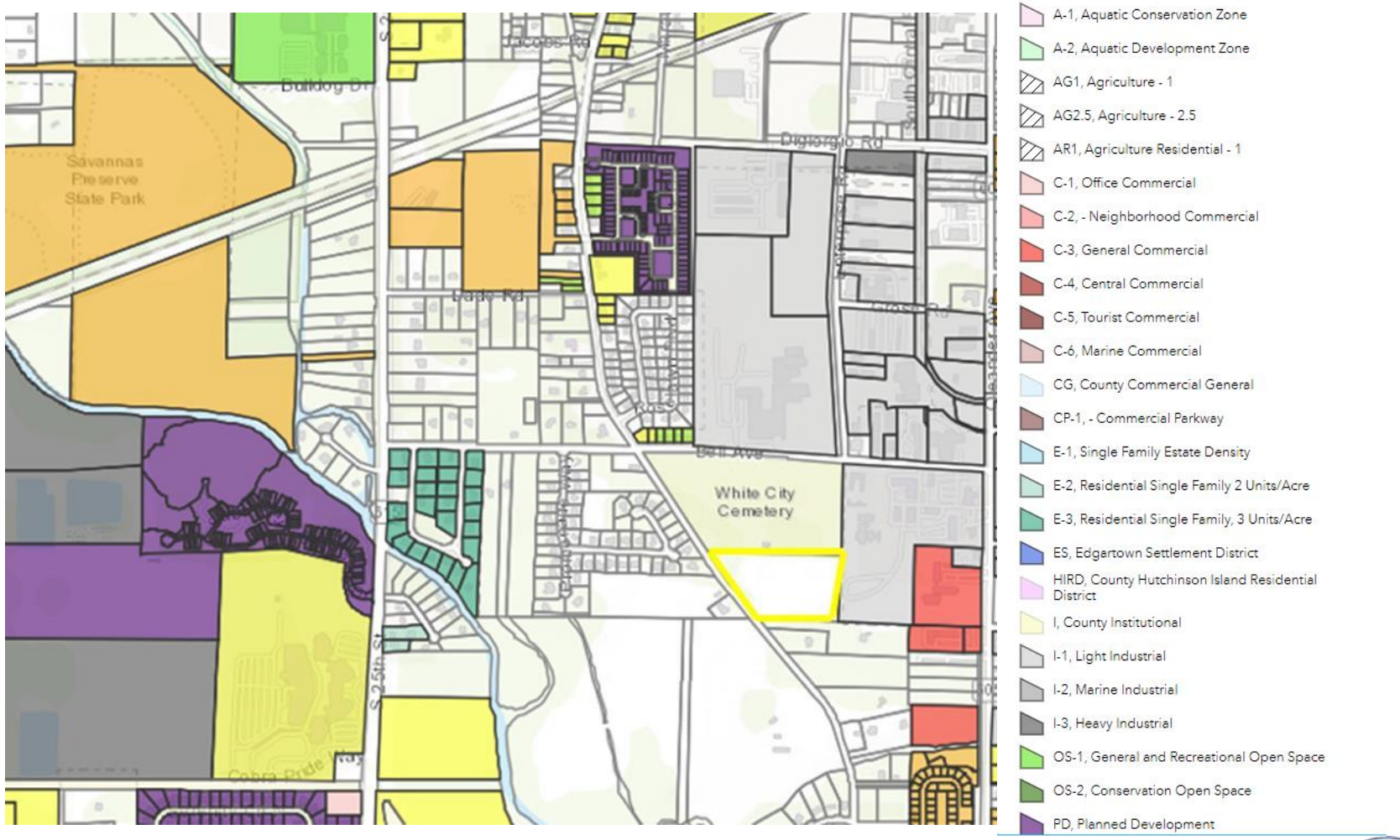


3804 Sunrise Blvd- Parcel ID: 2433-123-0001-000-1 – Annexation

EXISTING/PROPOSED ZONING

Currently Zoned: RS-3, Residential Single-family, 3 units du/ac
(St. Lucie County)

Proposed Zoning: R-1, Single-Family Low Density
(City of Fort Pierce)



3804 Sunrise Blvd- Parcel ID: 2433-123-0001-000-1 – Annexation

Future Land Use Comparison

FUTURE LAND USE COMPARISON

	ACRES	SQ.FT
SITE AREA	11.84	515,750.4

		RESIDENTIAL		COMMERCIAL	
	FLU	MAX DENSITY	MAX UNITS	FAR	MAX FLOORSPACE
EXISTING	SLC - RESIDENTIAL URBAN (RU)	5	59	0.0	0.0 SQ.FT
PROPOSED	LOW DENSITY RESIDENTIAL (RL)	6.5	76	0.0	0.0 SQ.FT
		INCREASE / (DECREASE)	17		0.0 SQ.FT

Note: SLC FAR Estimated based on lot coverage and building height restrictions

3804 Sunrise Blvd- Parcel ID: 2433-123-0001-000-1 – Annexation

PLANNING BOARD RECOMMENDATION

The Planning Board unanimously recommended approval of the proposed Annexation at their April 8th, 2024, meeting.

STAFF RECOMMENDATION

Staff recommends that the City Commission **APPROVE** the proposed Annexation.

ALTERNATIVE MOTIONS

1. Approval with alternatives.

2. Disapproval.

CITY OF FORT PIERCE

CITY COMMISSION

August 5th, 2024

DT Ventures Annexation
3804 Sunrise Blvd
Parcel ID: 2433-123-0001-000-1

CITY OF FORT PIERCE

PLANNING DEPARTMENT

PROJECT: DT VENTURES ANNEXATION – PROJECT #: 24-02000002

REVIEWER: VENNIS GILMORE, ASSISTANT PLANNING DIRECTOR

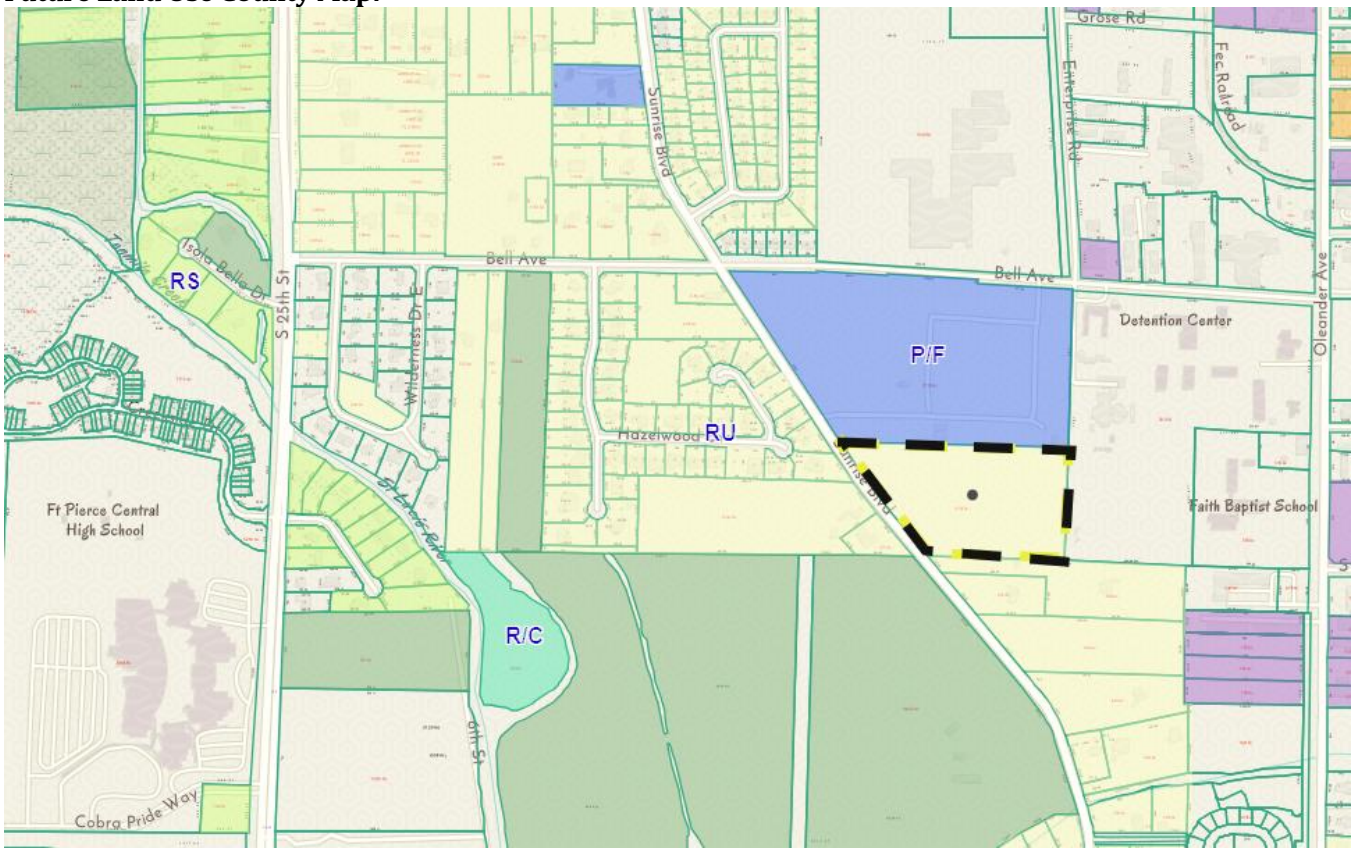
DATE: JULY 22, 2024

STAFF REPORT

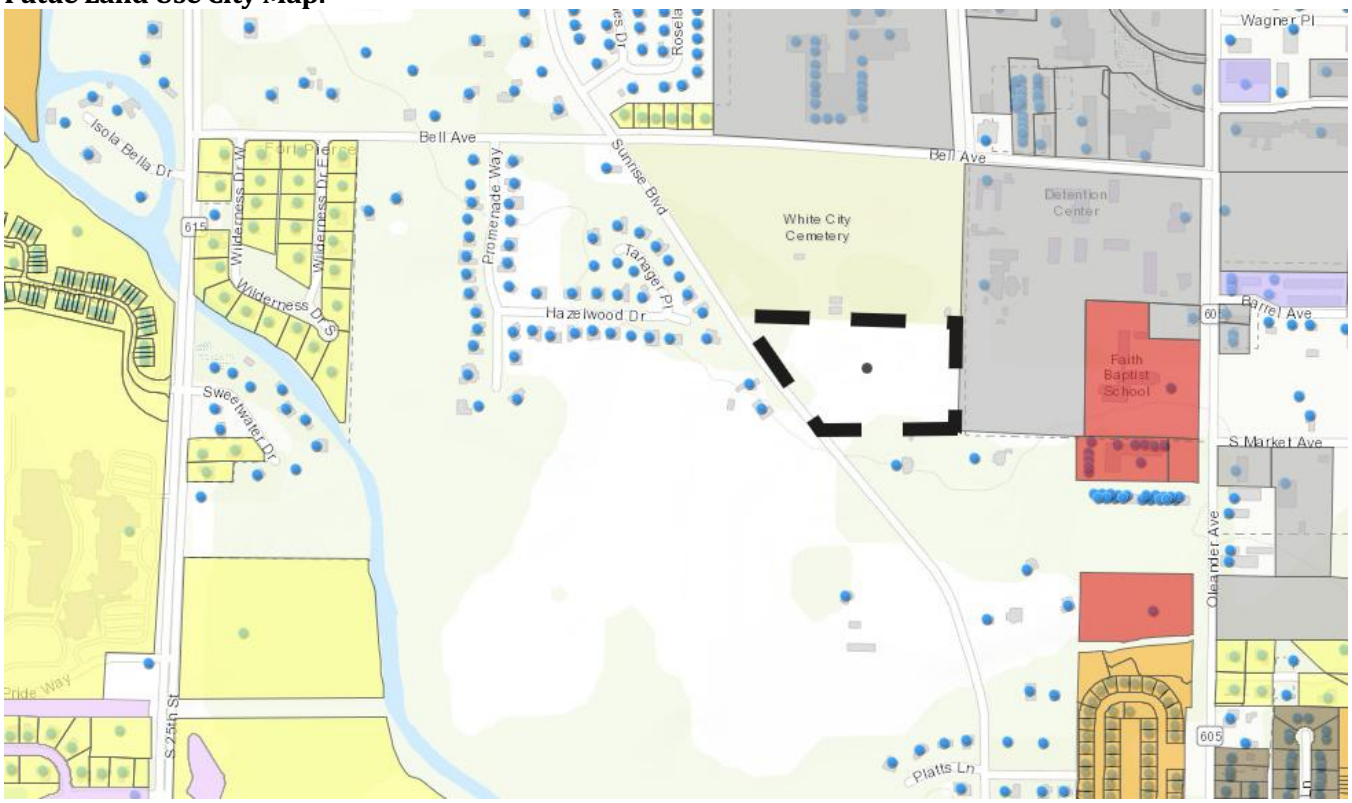
Owner:	DT Ventures 1 LLC
Applicant/Representative:	Blaine Bergstresser, P.E.
Requested Action:	Review of an application for an annexation of one (1) parcel into the City, with a City Future Land Use of RL, Residential Low-Density, and a City Zoning of R-1, Single Family Low-Density Zone.
Location:	At or near 3804 Sunrise Boulevard
Parcel IDs:	2433-123-0001-000-1
Current SLC Zoning:	RS-3, Residential, Single-Family – 3/du
Proposed Zoning:	R-1, Single Family Low-Density Zone
Current SLC Future Land Use:	RU, Residential Urban
Proposed Future Land Use:	RL, Residential Low-Density

Location Map:

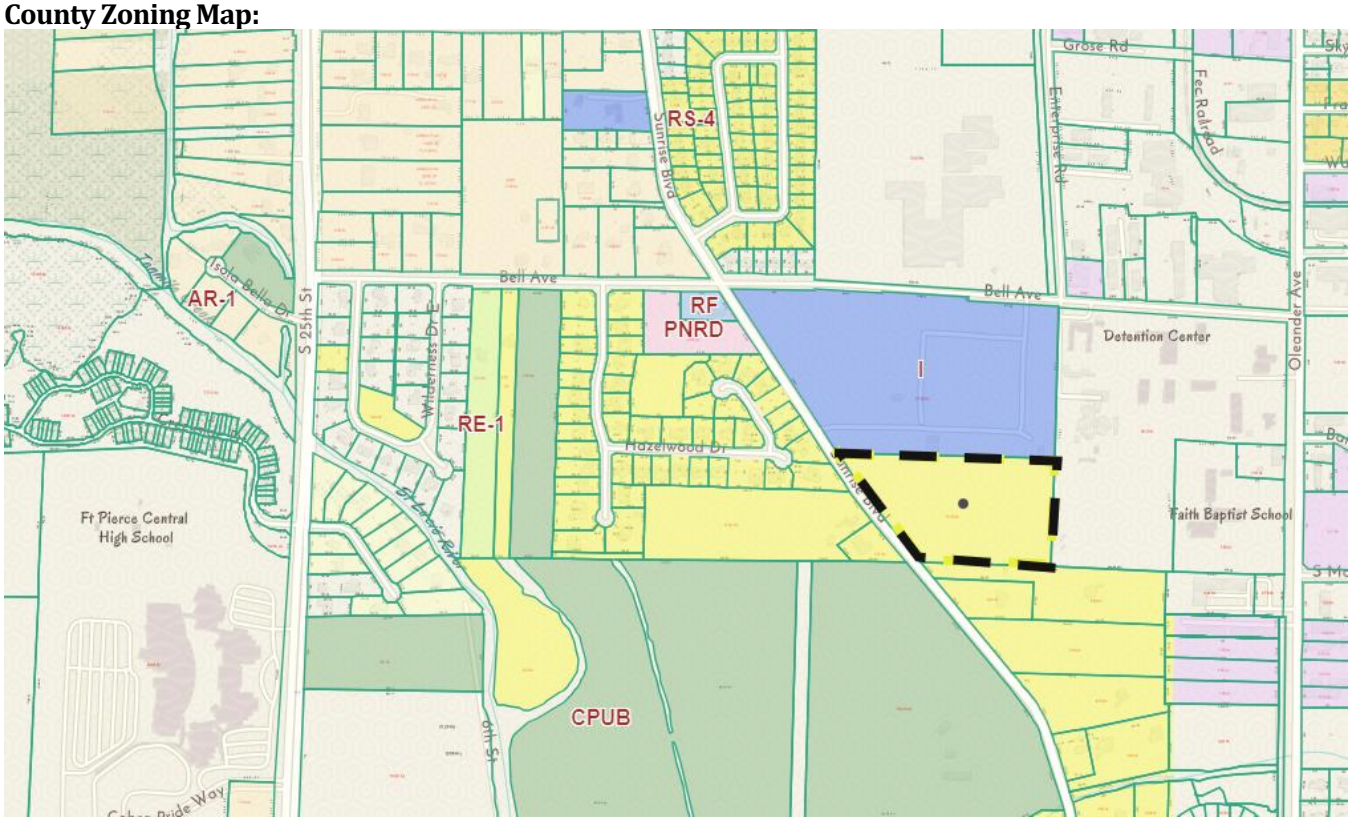
Future Land Use County Map:



Futue Land Use City Map:



County Zoning Map:



City Zoning Map:

Surrounding Zoning:

North	East	South	West
I (SLC)	I-1	RS-3 (SLC)	RS-3 (SLC)

Surrounding Future Land Use:

North	East	South	West
P/F (SLC)	I	RU (SLC)	RU (SLC)

Site Area: **+/-** 11.34 Acres

Utilities: Located within the FPUA Service Area

Staff Analysis

Request for review of an application for an of one (1) parcel into the City, with a City Future Land Use Designation of RL, Residential Low-Density, and a City Zoning of R-1, Single Family Low-Density Zone.

The subject property has a St. Lucie County Future Land Use Designation of RU, Residential Urban, and a St. Lucie County Zoning designation of RS-3, Residential, Single-Family – 3/du. To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Future Land Use Designation for the parcel is RL, Residential Low-Density, with a Zoning Classification of R-1, Single Family Low-Density Residential Zone.

Pursuant to Comprehensive Plan policy 1.11.5 "properties annexed shall receive a land use designation compatible with the County land use designation, unless otherwise approved by the City Commission." Staff has confirmed that the property is located within unincorporated St. Lucie County and is contiguous to the Fort Pierce City municipal boundary and within the FPUA service area. The proposed voluntary annexation is also consistent with Chapter 171.044, F.S., whereas the property is contiguous to a municipality and reasonably compact; and the annexation will not result in the creation of an enclave.

The current taxable value of the property is $0 because of a Church Exemption. Should the Application for Annexation be approved, and future development of the vacant land occurs, the property could create a new source of ad-valorem tax revenue annually to the City of Fort Pierce, depending on the millage rate per year, which currently is 6.9000.

Existing Conditions
Currently the land is vacant with a County Future Land Use of RU, Residential Urban, and a County Zoning of RS-3, Residential Single-Family 3 (3 units per acre).

Stormwater Retention & Landscaping
Stormwater retention, drainage and landscaping requirements are to be met when permits are submitted for building on the parcel.

Comprehensive Plan
Staff has reviewed the Comprehensive Plan and finds the proposed annexations are consistent with the following Objectives and Policies:

Objective 1.11 of the Comprehensive Plan: "Annex properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City."

The properties are within the FPUA service boundary. Policy, 1.11.1 of the City Comprehensive Plan: "The City shall evaluate proposed annexations within the urban service boundary based upon the following criteria:

1. The ability of the City to provide public services at a level equal to or better than that available from the current service providers;

2. The ability of the City to provide public services at the City's adopted levels of service;

3. Whether the annexation would eliminate an unincorporated island or could be expanded to eliminate an unincorporated island; and

4. Whether the annexation would eliminate an irregularity or irregularities in the City's boundaries, thereby improving service delivery."

The subject property will be designated as a City Future Land Use of Low Density Residential. The Low Density Residential (RL) designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single-family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This land use category ranges in density from one to six and one-half dwelling units per acre. This category combines the previously allowed Residential Suburban (RS), Residential Urban (RU) and Low Density Residential (RI) categories.

The subject property will be classified with a City Zoning of R-1, Single-Family Low-Density Zone. This classification is primarily intended to provide for areas of single-family dwellings with an average net density of less than four units per acre for conventional developments. Regulations for the district are designed to promote sound neighborhoods and accommodate compatible nonresidential uses. Water and sewer service should be available.

Summary of Technical Review Committee
All affected departments have reviewed the proposed Development Plan with regards to consistency with established ordinances and requirements of the City Code. The Technical Review Committee reviewed this project, and all departments supported the annexation.

Planning Board Recommendation:
The Planning Board unanimously recommended approval of the proposed Annexation, at their April 8th, 2024, meeting.

Staff Recommendation:
Staff recommends that the City Commission approve the proposed Annexation.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Elaine Bergstresser
3001 Industrial Ave
Fort Pierce, FL 34946

Subject: Annexation - Parcel ID: 2433-123-0001-000-1 – Technical Review Committee Comments for March 21, 2024 TRC Meeting

City of Fort Pierce Planning Department

1. The parcel currently has a county zoning of RS-3 (Residential Single-family, 3 units du/ac) and a Future Land Use of RU (Residential Urban, 5 du/ac). The proposed City zoning would be R-1 (Single-family low density) with a Future Land Use of RL (Low Density Residential).

Fort Pierce Engineering Department

Comments may be forthcoming

Fort Pierce Building Department

1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

2. Any construction will need to meet the requirements of the Florida Building Code 7th Edition.

3. Building Permit required.

4. Signed and sealed construction drawings required.

5. Final plat and approved parcel ID's required to submit for DPCR and building permit review.

Fort Pierce Police Department

No comments at this time

St. Lucie County Planning Department

Comments may be forthcoming

St. Lucie County PW/Engineering

No comments at this time

City Clerk Office

Comments may be forthcoming

Code Enforcement

Comments may be forthcoming

Fort Pierce Utilities Authority

FPUA W/WW Engineering: Concept Approved.

To connect water and wastewater services please submit Utility Plan (2 complete sets) along with a completed commercial service application to FPUA's Water and Wastewater Engineering department, at 1701 S 37th Street Fort Pierce Florida 34947. Please see the Developer's Responsibilities page attached or on the FPUA website for important steps to guide through the entire process including utility details and permit applications (link below). For questions please contact Shane Ostrander sostrander@FPUA.com or 772-466-1600 ext 3468
https://fpua.com/water-and-wastewater-engineering-downloads/

FPUA Electric Engineering: This submission is outside of the FPUA electric service area.

FPUA Gas: Approved. Natural gas is available and should be considered on this project.

FPUAnet Fiber: FPUAnet approves.

St. Lucie County Fire District

No comments at this time.

Florida Department of Transportation

Comments may be forthcoming

St. Lucie County School Board

Comments may be forthcoming

CITY OF FORT PIERCE
TECHNICAL REVIEW COMMITTEE

AGENDA

Regular Meeting of the Fort Pierce Technical Review Committee to be held Thursday, March 21, 2024 at 10:00 a.m. in the William D. Dannahower, 2nd Floor Conference Room, 100 North U.S. Highway 1.

1. **New Business:**

   a. Annexation - DT Ventures 1 - 3804 Sunrise Boulevard

   b. Waiver of Distance - Convenience Store - 908 Avenue D

   c. Variance - Estrada Residence - 205 S. 29th Street

   d. Minor Site Plan Amendment - FPUA Parking Lot - 500 Boston Avenue

   e. Site Plan - Margareta Apartment Complex - 4101 Oleander Avenue

   f. Text Amendment - Revised Planned Development (PD) Process

   g. Text Amendment - Zoning Use Table

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 3.21.24
Property Address: Annexation - DT Ventures 1 - 3804 Sunrise Boulevard

Please be advised that the project may trigger the requirements indicated below:

☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves the submission of comments upon completion of the official plan review.

☐ 2. Pre-construction meeting with the City's Building Department is requested.

☑ 3. All new construction or alterations shall meet the requirements of the Florida Building Code 8th Edition.

☐ 4. Building Permit required.

☑ 5. Signed and sealed construction drawings required.

☐ 6. Must meet the following Accessibility requirements:

- ☐ Accessible route
- ☐ Handicapped parking spaces
- ☐ Means of egress

☐ 7. Change of Use required

- ☐ Shall include a signed and sealed Life Safety Plan
- ☐ Shall include a signed and sealed comprehensive drawing, detailing how the building and MEC elements will comply with the Florida Building Code requirements.

☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☑ 10. Final plat and approved parcel ID's required to submit or DPCR and building permit review.

☐ 11. Open permits, requiring attention exist.

☐ 12. Shall meet the Fire Prevention Code:

- ☐ Sprinkler system is required.
- ☐ Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 3/15/24

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 3.21.24
Property Address: Waiver of Distance - Convenience Store - 908 Avenue D

Please be advised that the project may trigger the requirements indicated below:

☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves the submission of comments upon completion of the official plan review.

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☑ 12. Shall meet the Fire Prevention Code:

- ☐ Sprinkler system is required.
- ☐ Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 3/15/24

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT
Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 3.21.24
Property Address: Variance - Estrada Residence - 205 S. 29th Street

Please be advised that the project may trigger the requirements indicated below:

☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves the submission of comments upon completion of the official plan review.

☐ 2. Pre-construction meeting with the City's Building Department is requested.

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- ☐ Shall include a signed and sealed comprehensive drawing, detailing how the building and MEC elements will comply with the Florida Building Code requirements.

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☐ 12. Shall meet the Fire Prevention Code:

- ☐ Sprinkler system is required.
- ☐ Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 3/15/24

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 3.21.24
Property Address: Minor Site Plan Amendment - FPUA Parking Lot - 500 Boston Avenue

Please be advised that the project may trigger the requirements indicated below:

☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves the submission of comments upon completion of the official plan review.

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☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 3/15/24

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 3.21.24
Property Address: Site Plan - Margareta Apartment Complex - 4101 Oleander Avenue

Please be advised that the project may trigger the requirements indicated below:

☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves the submission of comments upon completion of the official plan review.

☐ 2. Pre-construction meeting with the City's Building Department is requested.

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- ☑ Sprinkler system is required.
- ☑ Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 3/15/24

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 3.21.24
Property Address: Text Amendment - Revised Planned Development (PD) Process

Please be advised that the project may trigger the requirements indicated below:

☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves the submission of comments upon completion of the official plan review.

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- ☐ Sprinkler system is required.
- ☐ Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 3/15/24

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 3.21.24
Property Address: Text Amendment - Zoning Use Table

Please be advised that the project may trigger the requirements indicated below:

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- ☐ Sprinkler system is required.
- ☐ Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 3/15/24

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3402

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: # 24-202000002

Annexation - DT Ventures 1 - 3804 Sunrise Boulevard

Comments

FPUA W/WW Engineering: Concept approved.

To connect water and wastewater services please submit Utility Plan (2 complete sets) along with a completed commercial service application to FPUA's Water and Wastewater Engineering department, at 1701 S 37th Street Fort Pierce Florida 34947. Please see the Developer's Responsibilities page attached or on the FPUA website for important steps to guide through the entire process including utility details and permit applications (link below). For questions please contact Shane Ostrander sostrander@FPUA.com or 772-466-1600 ext 3468

https://fpua.com/water-and-wastewater-engineering-downloads/

FPUA Electric Engineering: This submission is outside of the FPUA electric service area.

FPUA Gas: Approved. Natural Gas is available and should be considered on this project.

FPUAnet Fiber: FPUAnet Approves.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

Application submission shall include the following:

- **TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

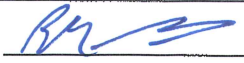
- Warranty Deed
- Current Survey (completed within the last 12 months)

1. Address: 3804 Sunrise Blvd. 34982
2. Legal description of real property for which annexation is being requested:
   33 35 40 S 546 FT OF NW 1/4 OF NE 1/4 LYG E OF SUNRISE BV (11.34 AC)

   Property Tax ID: 2433-123-0001-000-1
3. Size of described property: 11.34 AC
4. Project description: Proposing 50 single-family homes
5. Current St. Lucie County Future Land Use Designation: Vacant Residential
6. Current St. Lucie County Zoning: RS-3
7. Is this a Historic property? No
8. Appraised value: $ 915,000
9. Name of Owner(s): DT Ventures 1 LLC

   Signature of Owner(s): X
   Mailing Address: PO Box 92280
   City Rochester State NY Zip 14692
   Phone 772569-5505 Fax

10. Name of Representative: Blaine Bergstresser, P.E.

Signature of representative: 

Mailing Address: 3001 Industrial Ave

City) Fort Pierce State FL Zip 34946

Phone 772-569-5505 Fax

E-mail: blaineb@kmafl.com

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

OFFICE USE:

DATE RECEIVED: Signed:

File Number: Check No: Receipt No:

TRC Review: Planning Board Review: City Commission:

Ordinance No: Date Approved:

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5282370 OR BOOK 5087 PAGE 2982, Recorded 12/27/2023 11:19:18 AM Doc Tax: $6405.00

Prepared by and return to:
Javed Rahman, Attorney at Law
RAHMAN | LE PLLC
1000 Southwest 86th Court
Miami, FL 33144
(305) 542-0402
File No 23-407

Parcel Identification No 2433-123-0001-000-1

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 21 **day of December, 2023** between **CONGREGATION OF THE SACRED HEART OF JESUS INC, a Florida Not for Profit corporation**, whose post office address is **2921 Northeast 48th Street, Lighthouse Point, FL 33064**, of the County of Broward, State of Florida, Grantor, to **DT VENTURES 1 LLC, a Florida limited liability company**, whose post office address is **PO Box 92280, Rochester, NY 14692**, of the County of Monroe, State of New York, Grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees.)

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida**, to-wit:

The South 546 feet of the Northwest 1/4 of the Northeast 1/4, lying East of the White City Road (Sunrise Boulevard), in Section 33, Township 35 South, Range 40 East, said land lying and being in Saint Lucie County, Florida.

a/k/a 3804 Sunrise Boulevard, Fort Pierce, FL 34982 *(for informational purposes only)*

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, but said reference shall not operate to reimpose same.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2023.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]
[SIGNATURE PAGE FOLLOWS]

WARRANTY DEED – Signature Page
PIN: 2433-123-0001-000-1

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS 1
PRINT NAME: Javed Rahman
WITNESS 1
ADDRESS: 1000 SW 86th Ct, Miami FL

CONGREGATION OF THE SACRED HEART OF JESUS INC,
a Florida Not For Profit Corporation

By: _____
Peter Tan Le, President

WITNESS 2
PRINT NAME: Chabeli Roqueta
WITNESS 2
ADDRESS: 1000 SW 86th Ct. Miami FL

STATE OF FLORIDA
COUNTY OF Miami-Dade

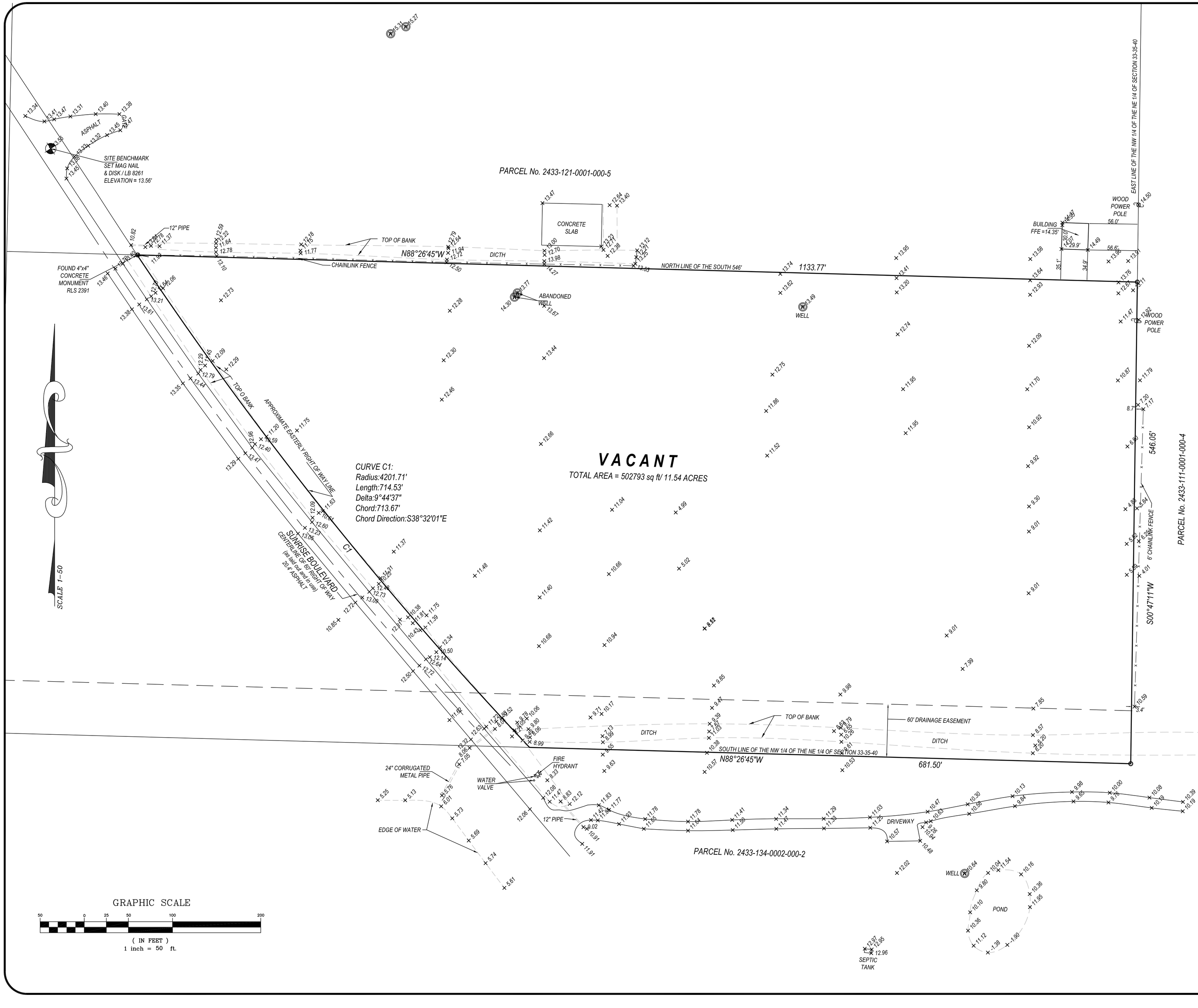
The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 21 day of December, 2023 by Peter Tan Le, President of Congregation of the Sacred Heart of Jesus Inc, a Florida Not for Profit corporation, on behalf of the corporation.

[Notary Seal]

Javed Rahman
Comm.#HH000009
Expires: May 14, 2024
Bonded Thru Aaron Notary

Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known: _____ OR Produced Identification: X Type of Identification Produced: FL

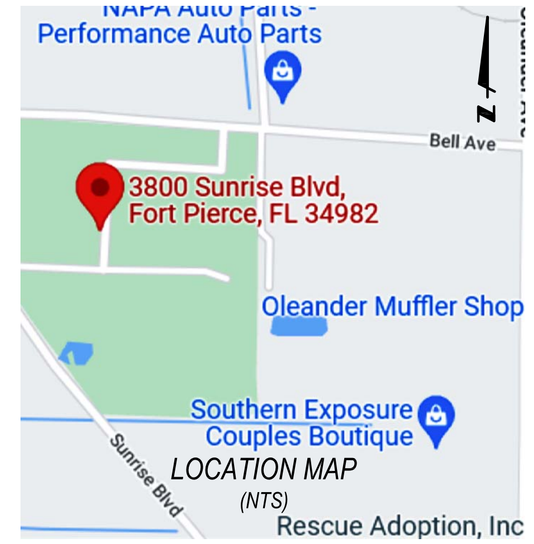


GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft.



PROPERTY ADDRESS:
3804 SUNRISE BLVD
FORT PIERCE, FLORIDA 34982

FLOOD ZONE: *"X"*
PANEL NO: *12111C 0189K*
DATE: *FEBRUARY 19, 2020*

CERTIFIED TO:
DT VENTURES 1 LLC, A FLORIDA LLC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
RAHMAN LE PLLC
ATTORNEYS' TITLE FUND SERVICES LLC

LEGAL DESCRIPTION:
THE SOUTH 546 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, LYING EAST OF WHITE CITY ROAD (SUNRISE BOULEVARD) IN SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAID LAND LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

SURVEYORS' NOTES:
1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.050-.052, OF THE FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.
2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR VERIFIED ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. UNDERGROUND OR OBSCURED IMPROVEMENTS WERE NOT LOCATED.
4. DIMENSIONS ARE RECORD AND FIELD UNLESS OTHERWISE NOTED.
5. STATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
6. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 8261.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. SURVEY SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD. (UNLESS A TITLE REVIEW, COMMITMENT REVIEW, OR OWNERSHIP AND ENCUMBRANCE REVIEW IS PRESENT ON THE FACE OF THIS DOCUMENT, THIS SURVEY HAS BEEN COMPLETED IN THE ABSENCE OF A TITLE INSURANCE POLICY).
9. LOCATION MAP IS GLEANED FROM ONLINE MAPPING SITES AND AND IS ONLY APPROXIMATE.
10. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. (NAVD'88)
11. NO FIELD VISIT WAS COMPLETED AT THE TIME OF THIS RECERTIFICATION

JOB#	PURPOSE	FIELD	DRAFT	DATE
22-0387	RECERTIFY BOUNDARY SURVEY	DB	AK CD	12-19-23 06-25-22

SIGNED
DOUG WALKER, PSM
PROFESSIONAL LAND SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 7211

BOUNDARY AND TOPOGRAPHIC SURVEY

PRINCIPAL MERIDIAN SURVEYING, Inc.
LICENSED BUSINESS No. 8261
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
OFFICE 561-478-7764

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: DT Ventures Annexation

NOTICES PROVIDED PURSUANT TO: City Code 125-37

NOTICE BY NEWSPAPER: July 21st, 2024 and July 28th, 2024

NOTICE BY MAIL: June 18th, 2024

NOTICE BY SIGNS: N/A

VERIFIED BY: Vennis Gilmore **TITLE:** Assistant Planning Director

SIGNATURE: Vennis Gilmore **DATE:** July 22nd, 2024

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

TO: KEV FREEMAN, PLANNING DIRECTOR FOR RYAN ALTIZER, PLANNER

FROM: SARA HEDGES, CITY ATTORNEY *SH*

RE: ANNEXATION - DT VENTURES 1 - 3804 SUNRISE BLVD

CAO RLS FILE: RLS 24-181

DATE: JUNE 7, 2024

I have reviewed the above request for legal services. Please make the following corrections and/or include the following information:

1. The tax date should be changed to January 1, 2025.
2. The number of individuals being annexed into the City should be included in the blank in the third whereas clause.
3. The dates for the notices to the County should be included in the last two whereas clauses.

With the above corrections/inclusions, the Ordinance is approved as to form and correctness.

If you have any questions, please do not hesitate to contact this Office via phone or e-mail.

Thank you.
SH/mm

LocaliQ
Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Linda Cox
Accounts Payable Dept
City Of Fort Pierce Legals
Po Box 1480
Fort Pierce FL 34954-1480

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Main Legal CLEGL, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

07/21/2024, 08/04/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/04/2024

Legal Clerk

Notary, State of WI, County of Brown

3.7.29

My commission expires

Publication Cost:	$844.80	
Tax Amount:	$0.00	
Payment Cost:	$844.80	
Order No:	10392031	# of Copies:
Customer No:	1126026	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

CITY OF FORT PIERCE
NOTICE OF PROPOSED ANNEXATION

The City Commission of the City of Fort Pierce, Florida, pursuant to Chapter 171 of Florida State Statutes, and of the Code of Ordinances of the City of Fort Pierce, will on Monday, August 5, 2024 and Monday, August 19, 2024 at 5:05 p.m. hold Public Hearings on the enactment of the following proposed annexation ordinance at the meetings which begin at 5:05 p.m., in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida; said ordinances entitled:

ORDINANCE NO. 24-033 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) PARCEL AT OR NEAR 3804 SUNRISE BOULEVARD, AND SHOWN ON EXHIBIT A; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2025; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; ESTABLISHING THE ZONING DESIGNATION OF SINGLE-FAMILY LOW DENSITY (R-1); ESTABLISHING THE LAND USE DESIGNATION OF RESIDENTIAL LOW DENSITY (RL); DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

All interested parties may appear at the Public Hearings and be heard with respect to the proposed annexation. Said proposed ordinance and application will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises you that if you or another person decide to appeal any decision made by the City Commission with respect to any matter considered at its meeting or hearing, that you or said person will need a record of the proceedings, and that for such purpose, affected persons may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

/s/ Linda W. Cox

City Clerk

Publish: 7.21.24 and 8.4.24

TR-39882189

City Commission Regular Meeting - 5:05 pm **12. i.**

Meeting Date: 08/19/2024

Re: 24-030 General Definitions - Code Amendment

Submitted For: Kev Freeman, Planning Director, Planning Department

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SUBJECT:

Legislative Hearing - Ordinance 24-030 - Amending the Code of Ordinances of the City of Fort Pierce Chapter 125, Article 1, Section 125-3 - Definitions Generally, to provide for additional definitions, clarify existing definitions, to remove conflicts with State Statute and internal conflicts with the Code of Ordinances, and to provide consistency with the City's Comprehensive Plan. FIRST READING.

SUMMARY:

Sec. 125-3. - Definitions Generally, of the City Code of Ordinances, requires amendment to remove conflicts with State Statute, and internal conflicts with the Code of Ordinances, and to provide consistency with the City's Comprehensive Plan.

The proposed amendments to the definitions section incorporate changes to provide consistency with the City's Comprehensive Plan, the State Statute and definitions required in respect of other proposed changes to the City's Code of ordinances that are in process. These include: Boardinghouse & Roominghouse, Calculation of Floor Area Ratio, Building Floorspace, Net Density, Gross Density and various definitions pertaining to Family Entertainment Centers, Modular, Mobile and Manufactured homes. Agricultural Use is defined - the Future Land Use to allow such use is subject to a future review of the Comprehensive Plan.

This item was presented to the Planning Board at its March 11th, 2023 meeting. The board requested additional definitions for Workforce Housing, Affordable Housing and Urban Farming be added. Comparisons to State Statues and references thereto are used to strengthen the definitions as appropriate. These additions were presented to, and approved by the Planning Board at its April 8th, 2024, meeting.

Also, note that certain definitions providing zoning standards have been removed from the definitions section, such as Accessory Structure size and Student Housing. These standards will be reinserted within the various amendments to zoning categories as appropriate and if deemed necessary.

RECOMMENDATION:

Staff recommends APPROVAL of the proposed Zoning Text Amendment to Sec. 125-3 - General Definitions.

ALTERNATIVES:

Approval with modification.

OR

Disapproval.

RESPONSIBLE STAFF:
Kev Freeman, Planning Director.

COORDINATED WITH:
Planning Board, March 11th, 2024 and April 8th, 2024.
City Attorney

Fiscal Impact

Budgeted Y/N: N
OTHER INFORMATION:
No impact

Attachments

Staff Presentation
Draft Ordinance
Public Notification Certification
City Attorney Memo

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	08/02/2024 09:24 AM

Form Started By: Kev Freeman
Started On: 07/29/2024 02:26 PM
Final Approval Date: 08/02/2024

CITY OF FORT PIERCE

CITY COMMISSION
AUGUST 19, 2024
TEXT AMENDMENT TO CODE OF ORDINANCES
GENERAL DEFINITIONS

1

PROPOSED AMENDMENT TO SEC. 125-3 GENERAL DEFINITIONS

A proposed amendment to remove conflicts with State Statute, and internal conflicts with the Code of Ordinances, and to provide consistency with the City's Comprehensive Plan.

Comparisons to State Statues and references thereto are used to strengthen the definitions.

2

PROPOSED AMENDMENT TO SEC. 125-3 GENERAL DEFINITIONS

This item was presented to the Planning Board at its March 11th, 2024, meeting. The board requested additional definitions for **Workforce Housing, Affordable Housing** and **Urban Farming** be added.

The amendments were incorporated and approved by the Planning Board at its April 8th, 2024, meeting.

3

PROPOSED AMENDMENT TO SEC. 125-3 GENERAL DEFINITIONS - INCLUDES

- Accessory use or structures – controlled by zoning code not by definition. - Code regulates; setbacks, coverage, height, density etc.
- Family Entertainment Center – Skill-based games or machine.
- Agricultural Use - used in cases of annexation where agricultural use is retained.
- Boardinghouse and Roominghouse – code is being processed which will regulate such uses.
- Density – Net, Gross, Developable Area, Floor Area Ratio (FAR), Lot Coverage – comply with Comprehensive Plan.
- Modular Home, Mobile Home and Manufactured Home – comply with State Statute.

4

PROPOSED AMENDMENT TO SEC. 125-3 GENERAL DEFINITIONS

Staff recommends APPROVAL of the proposed Zoning Text Amendment to Sec. 125-3 - General Definitions.

Alternative:

Recommend approval with modification.
or
Recommend disapproval.

5

ORDINANCE NO. 24-030

AN ORDINANCE **AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA CHAPTER 125, ARTICLE 1, SECTION 125–3 DEFINITIONS GENERALLY** TO PROVIDE FOR ADDITIONAL DEFINITIONS AND CLARIFY OTHER DEFINITIONS; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 125-3, Definitions; generally, of the Code of Ordinances of the City of Fort Pierce has been amended from time to time since it was formally adopted; and

WHEREAS, additional definitions are needed to define terms within Chapter 125 of the Code of Ordinances of the City of Fort Pierce not currently defined; and

WHEREAS, amendment is necessary to remove conflicts with State Statute and internal conflicts with the Code of Ordinances of the City of Fort Pierce, and to provide consistency with the City's Comprehensive Plan; and

WHEREAS, the City of Fort Pierce Planning Board held a properly noticed hearing at a regularly scheduled meeting to consider the revisions, and at their April 8th, 2024, meeting, voted 7 to 0 to recommend approval of the request.

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. Section 125-3 Definitions; generally, is hereby amended, so the same shall read as follows:

Sec. 125-3. Definitions; generally.

The following words, terms, and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

General. For the purposes of this chapter, certain words and phrases are defined as indicated in this section. Terms in the present tense include the future, the singular includes the plural and the plural the singular; the terms "shall," "will" and "must" are mandatory, and the term "may" is permissive.

Accessory use or *accessory structure* means a use or structure incidental and subordinate to the main use of the property and located on the same lot as the main use. ~~In all residential zoning districts, accessory structures shall be limited in size to no more than 25 percent of the main structure, which size limitation shall be cumulative and calculated in combination with any other existing accessory structure so that the total size of all accessory structures shall not exceed this maximum. Such accessory structures~~

~~shall further not exceed the maximum building height of the existing or planned main structure. In calculating maximum building size, existing or planned attached garages shall not be considered. Detached garages which are permanently affixed to the property with a proper foundation shall not be subject to the 25 percent size limitation specified herein; provided, however, such detached garages shall conform with the applicable height restriction. Nothing in this section shall supersede lot coverage standards provided elsewhere in the Code restricting the total size of all structures which may be located on any property.~~

Adult congregate living facilit~~yies, or community residential home~~ means a dwelling unit licensed to serve residents who are clients of the Department of Elderly Affairs, the Agency for Persons with Disabilities, the Department of Juvenile Justice, or the Department of Children and Families or licensed by the Agency for Health Care Administration which provides a living environment for 7 to 14 unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents. ~~means a facility which undertakes through its ownership or management to provide, for a period exceeding 24 hours, one or more personal services for four or more adults, not related to the owner or administrator by blood or marriage, who require such services. Personal services means in addition to housing and food service, which include, but are not limited to, personal assistance with bathing, dressing, ambulation, housekeeping, supervision, eating, supervision of self-administered medications and assistance with securing health care from appropriate sources. Any such facility shall be licensed as such by the state pursuant to F.S. § 429.07, and regulations applying thereto, as it now exists or as subsequently recodified.~~This definition shall not be deemed to include boardinghouses or rooming houses as defined in this section.

Affordable Housing means housing that is affordable, as defined in Florida Statutes 420.0004.

Alley means a public thoroughfare which affords only a secondary means of access to abutting property.

Amusement arcade means that portion of an interior premises consisting of three or more non-skill based amusement devices. ~~but no more than 49 skill-based amusement devices.~~

Amusement device, game, or machine means a game or machine operated only for the bona fide entertainment of the general public which a person activates by inserting or using currency or a coin, card, coupon, slug, token, or similar device, and, by the application of skill, with no material element of chance inherent in the game or machine, the person playing or operating the game or machine controls the outcome of the game. The term does not include any game or machine that uses mechanical slot reels, video depictions of slot machine reels or symbols, or video simulations or video representations

of any other casino game, including, but not limited to, any banked or banking card game, poker, bingo, pull-tab, lotto, roulette, or craps. ~~means any table, platform, mechanical or electronic device or apparatus operated or intended to be operated indoors for amusement, pleasure, test of a skill, competition or sport, where the use or operation of which is conditioned upon payment of a consideration either by insertion of a coin, electronic card, or token in a slot or otherwise so long as the person playing does not receive anything of value or any prize in violation of state or federal law. The definition of the term "amusement device" includes, but is not be limited to, devices commonly known or simulated baseball, simulated football, simulated basketball, simulated hockey, simulated boxing, pinball, shuffleboard, ray guns, bowling games, bumper games, skiball, electronic video games, and shall also include billiard tables and pool tables (whether coin or not). Such definition does not include a bowling alley, juke box, or other coin-operated music machine, or a mechanical children's amusement riding device.~~

Amusement park means a large scale permanent or transient commercially operated enterprise, the majority of which is outdoors, that supplies various forms of amusement, entertainment and recreation, such as a carnival, circus, theme park and amusement ride facility.

Agricultural means use which involves one or more of the following: livestock and poultry farming, crop production, plant nurseries, greenhouses, forestry, or associated farm facilities.

Aquaculture facilities means facilities for the raising, feeding, planting, and harvesting of aquatic organisms.

Aquatic areas means tidal waters and wetlands and nontidal sloughs, streams, lakes and wetlands. The lands underlying the waters are also included. The upper limit of aquatic areas is the mean high tide line in tidal areas and the ordinary high-water line in nontidal areas.

Arcade amusement center means that portion of an interior premises consisting of 50 or more amusement devices.

Arterial street means a street designated as an arterial street in the comprehensive plan.

Bankline/streamline alteration means realignment of a stream bank or the entire stream, either within or without its normal high-water boundaries.

~~*Boardinghouse (roominghouse)* means an establishment, other than an adult congregate living facility or a health care facility, with lodging for four, but not more than nine persons. There shall be no provision for cooking in individual sleeping rooms but meals may be regularly prepared and served for compensation, provided the food is placed upon the table family-style without service or ordering individual portions from a menu.~~

Boardinghouse or Roominghouse means a building arranged or used for lodging

for compensation, with rooms rented out individually, with or without meals, and not occupied as a single-family unit. This definition shall not be deemed to include an adult congregate living facility or bed and breakfast.

Boardinghouse or Roominghouse unit means any room or group of rooms, excluding common areas, forming a single habitable unit, used, or intended to be used as sleeping accommodations.

Building means any structure, temporary or permanent, having a roof impervious to weather and a fixed base on a fixed connection to the ground and which is used or built for the shelter or enclosure of persons, animals, or property of any kind.

Building height means the vertical distance from the grade to the highest point of the coping of a flat roof, to the deck line of a mansard roof, or to the center height between the highest and lowest points of other types of roofs.

Business service establishments means businesses primarily engaged in rendering services; other than professional, educational, repair or contract construction services; to other business establishments. These services include, but are not limited to, employment services, advertising services, consumer credit and reporting services, collection services, mailing services and building maintenance services.

Child care facility, child care center, or child day care center means any child care center or child care arrangement which provides child care for more than five children unrelated to the operator and which receives a payment, fee, or grant for any of the children receiving care, wherever operated, and whether or not operated for profit. The following are not included: public schools and nonpublic schools and their integral programs, except as provided in F.S. § 402.3025; summer camps having children in full-time residence; summer day camps; bible schools normally conducted during vacation periods; and operators of transient establishments, as defined in F.S. chapter 509, which provide child care services solely for the guests of their establishment or resort, provided that all child care personnel of the establishment are screened according to the level 2 screening requirements of F.S. chapter 435.

Collector street means a street designated as a collector street in the comprehensive plan.

Commercial off-street parking lot means any area, other than a public right-of-way, which is used for the parking of cars and is available to the public for a fee and which includes all of the space needed for the movement of vehicles and people, landscaping and access drives.

Communication service establishments means businesses primarily engaged in communications activities, including newspaper and printing services, television and radio services and telephone and telegraph services.

Comprehensive plan means the comprehensive development plan for the city adopted by the city commission, comprised of plans, maps, reports or any combination

thereof which relates to the future economic and physical growth and development or redevelopment of the city.

Condo hotel means a building constructed, maintained, operated and managed as a hotel or resort hotel in which each sleeping unit in the facility is individually owned and in which all sleeping units are available for transient occupancy, i.e., daily, weekly or monthly rent and where the structure, common areas and facilities are owned by all owners on a proportional individual basis.

Conventional home/mobile home subdivision means a subdivision in which the principal uses of property are limited to conventional single-family dwellings, mobile homes and community facilities by the subdivision covenants.

Cul-de-sac means a street with only one outlet which has a vehicular turnaround at the opposite end from the outlet.

~~*Day care center* means an establishment where six or more children, other than members of the family occupying the premises, are cared for away from their own home by day or night, except foster homes.~~

Density, gross means the number of dwelling units per gross acre of land, as defined by a certified legal survey, determined by dividing the number of units by the total acreage within the lot or parcel. ~~excluding aquatic areas but including portions of the property which are or are proposed to be streets, sites dedicated to a governmental body for public use and other common areas~~.

Density, net means a term which refers to the number of dwelling units per net acre of land and which is determined by dividing the number of dwelling units by the total acreage within the lot or parcel available for development, excluding aquatic areas and streets.

Developable area, net means the total area of land available for development. It does not include public open space, wetlands, drainage easements, regional roads and land used or reserved for other public facilities.

Dike means a structure designed and built to prevent inundation of nonaquatic areas by water.

Dock/moorage facilities means a pier or secured float for boat tie-up or other water use, often associated with a specific land use on the adjacent shoreland, such as a residence, a group of residences, a commercial use or a light industrial facility. Small, commercial moorages (less than 15 berths) with minimal shoreside services and no solid breakwater are also included in this category. Floathouses, which are used for boat storage, net-drying and similar purposes, are also included in this category.

Dredged material disposal means the deposition of dredged material in aquatic areas or shorelands. Methods include land disposal, in-water disposal, in-water disposal to create land, beach nourishment, flow-land disposal, ocean disposal and other in-water disposal.

Dredging means the removal of sediment or other material from a stream, river, estuary or other aquatic area for the purpose of deepening a navigation channel, mooring basin or other navigational areas, or obtaining fill material.

Duplex means a building containing only two dwellings.

Duplex subdivision means a subdivision in which the principal uses of property are limited to duplexes and community facilities by the subdivision covenants.

Dwelling rental (dwelling unit) means one or more rooms connected together in a building, constituting a separate, independent housekeeping establishment, other than a motel/hotel, for purposes of rental on a daily, weekly or longer basis, though less than what is otherwise provided for a dwelling, physically separated from any other rooms or dwelling units which may be in the building, and containing sleeping and sanitary facilities and one kitchen.

Dwelling unit means one or more rooms, ~~designed, occupied, or intended for owner occupancy, or rental for six months or longer in R-1 and R-2 residential zoning districts~~, used as a separate living quarter, with cooking, sleeping and sanitary facilities provided within the dwelling unit. ~~for the exclusive use of a single family maintaining a household~~.

Dwelling, single-family, means a building containing only one dwelling.

Dwelling, townhome, means a single-family dwelling unit constructed in a group of two or more attached units with property lines separating such units in which each unit extends from the foundation to roof and with a yard or public way on not less than two sides. ~~a single dwelling unit attached by at least one, but no more than two, party wall along more than 50 percent of the maximum depth of the unit to one or more other dwelling unit on a continuous foundation, with said party wall being centered on the common property line between adjacent lots.~~

Educational service establishments means businesses primarily engaged in education, including vocational and trade schools, business and stenographic schools, art and music schools, dancing schools and correspondence schools.

Family means an individual or two or more persons related by blood, marriage, legal adoption or legal guardianship, living together as one housekeeping unit using one kitchen, or a group of not more than two unrelated persons living together as one housekeeping unit using one kitchen.

Family Entertainment Center means an establishment engaged in indoor entertainment and limited to skill-based amusement devices, as defined in this code.

Farmers market complex means an establishment or group of establishments primarily engaged in rendering agricultural sales and services including distribution, wholesale and retail sale of produce and related merchandise, agricultural tourism, training and education, and compatible uses. Such uses include, but are not limited to, retail and wholesale produce markets, agricultural products and food distribution,

wholesale bakeries, cafeterias which are intended primarily for use by employees of surrounding businesses, enclosed livestock and equestrian facilities designed for special events and educational service establishments and laboratories for agricultural training classrooms, greenhouses, and aquaculture facilities.

Farmstand sales establishment means a business which is contained within a permanent building with restroom facilities, and which is engaged in the wholesale and retail sale of produce and related merchandise to customers. The business shall be located contiguous to an active agricultural use and shall not be located on Indian River Drive.

Fast food establishment means a restaurant which dispenses food at a walk-up window, drive-up window, at parked vehicles or at an indoor counter to be consumed outdoors on the premises or off the premises. Any establishment with one or more of the service methods described above shall be termed a fast-food establishment notwithstanding that tables, booths or counter seating is provided indoors for the consumption of food.

Fence means a freestanding ~~accessory~~ structure, designed, and intended to serve as a barrier or as a means of enclosing a structure, yard, or other area, or to serve as a boundary feature separating two or more properties.

Finance establishments means businesses primarily engaged in offering financial services, such as those provided by banks; savings and loan associations; credit unions; security and commodity brokers, dealers, and exchanges; and holding and other investment companies.

Floor area ratio means the ratio of the gross floor area of a building in relation to the size of the net developable area of the lot or parcel on which the building is located.

Gasoline service station means a business primarily engaged in the retail dispensing of automotive fuels and oil and where grease, batteries, tires and other automobile accessories may be dispensed at retail principally for automobiles, and where various automotive and convenience services may be provided, except restaurant services, major mechanical and body work, straightening of frames or body parts, steam cleaning, painting, welding, storage of automobiles not in operating condition and operation of a commercial off-street parking lot.

Grade (ground level) means the average elevation of the finished ground at the centers of all walls of the buildings, except if a wall is parallel to and within five feet of a sidewalk, the sidewalk elevation nearest the center of the wall shall constitute the ground elevation.

Gross floor area means the sum of the gross horizontal areas of the several floors of a building, measured from the exterior faces of the exterior walls excluding public corridors, common restrooms, attic areas with a headroom of less than seven feet, unenclosed stairs or fire escapes, elevator structures, cooling towers, areas devoted to

building machinery and equipment (such as air conditioning, ventilating or heating), parking structures and basement space where the ceiling is not more than an average of six feet above the general finished and graded level of the adjacent portion of the lot.

Guest house means a dwelling unit in a building separate from, and in addition to, the principal residential building on a lot, ~~but not exceeding 50 percent of the floor area of said principal residential building,~~ intended for intermittent or temporary occupancy.

Hazardous liquids means liquids which are dangerous to people's health because of toxicity, flammability, explosiveness or other characteristics.

Home occupation means an accessory use of a dwelling unit, as defined in this code.

Hospital means a building or group of buildings having facilities for overnight care of one or more human patients, providing services to in-patients and medical care to the sick and injured, and which may include, as accessory uses, laboratories, out-patient services, training facilities, central service facilities and staff facilities.

Hotel means a facility offering transient lodging accommodations to the general public and providing additional services, such as restaurants, meeting spaces, entertainment, and recreational facilities.

Impervious surfaces means any surface which has been altered, covered or controlled resulting in the virtual elimination of the infiltration and percolation of water to the underlying soils. The term "impervious surfaces" includes most conventionally surfaced streets, roofs, sidewalks, parking lots and similar facilities.

Indoor amusement, entertainment and/or recreation facilities means enclosed facilities, ~~which for each wall face have no entrance/exit points wider than five feet or 20 percent of the main wall face, whichever is greater,~~ pertaining to amusement entertainment and/or recreational activities, such as family entertainment centers, theaters, bowling alleys, pool halls, dance halls and indoor tennis court, handball, and swimming pool facilities. This shall not include adult establishments or amusement arcades.

Junkyard means a "junkyard" as defined and regulated in chapter 22, article VII.

Kennels means any premises, except where accessory to an agricultural use, where five or more dogs or other domestic animals which are not sick or injured and are four months in age or older are boarded for compensation, cared for, trained for hire, kept for sale, or bred for sale, but not including veterinary clinics.

Land means ground, water, marsh and swamp.

Land transportation facilities means highways, railroads, bridges and associated structures and signs which provide for land transportation of motorized and/or nonmotorized vehicles.

Landscaping means living material, such as, but not limited to, grass, ground covers, shrubs, vines, hedges, and trees (including palms) and nonliving durable material commonly used in landscaping such as, but not limited to, bark chips, rocks, pebbles,

sand, and fences, but excluding paving.

Limited cooking facilities means a collection of customary appliances which may include sinks, wet bar areas, refrigerators and microwave ovens provided in transient lodging accommodations for the use, enjoyment and convenience of transient occupants but specifically excluding dish washers, stoves and ovens.

Lot means a parcel, plot or tract of land of at least sufficient size to meet the minimum requirements of this chapter (provided that certain nonconforming lots of record at the effective date of these regulations (June 22, 1981) or their amendment are exempted from certain provisions in accordance with section 125-70).

Lot area means the total horizontal area within the lot lines of a lot exclusive of aquatic areas and streets.

Lot, corner, means a lot abutting on two or more streets at their intersection.

Lot coverage means the portion of the gross lot area which is covered by a building.

Lot depth means the distance between the midpoints of straight lines connecting the foremost points of the side lot lines in front and the rearmost points of the side lot lines in the rear.

Lot, double frontage, means a lot having a frontage on two nonintersecting streets as distinguished from a corner lot.

Lot line means a property line separating a lot from property outside the lot.

Lot of record means a lot which is part of a subdivision, recorded in the office of the county clerk in the county, or a lot described by metes and bounds, the description of which has been recorded in such office.

Lot, waterfront, means any lot or parcel of land which abuts or adjoins any navigable waterway, river, cove, stream, canal, lake or other navigable body of water.

Lot width means the average distance between straight lines connecting front and rear lot lines at each side of the lot, measured as straight lines between the foremost point of the side lot lines in front and the rearmost points of the side lot lines in the rear.

Low intensity recreation means small scale recreational improvements involving a relatively minimal capital investment and no structures over 500 square feet in size. Examples of the types of small-scale facilities involved are trails, picnic tables, restrooms, viewing platforms, shelters and small piers.

Major utility means towers, power generating plants, facilities and lines of communication and power transmission; solid waste disposal; waste-water treatment plants; water treatment plants; storm water and treated wastewater outfalls (including industrial); major water, sewer and gas lines, excluding any such lines used for direct distribution to or collection from customers.

Manufactured home means a structure, transportable in one (1) or more sections, which is eight (8) feet or more in width and greater than four hundred (400) square feet, and which is built on a permanent, integral chassis and is designed for use with or without

a permanent foundation when attached to the required utilities. A manufactured home means a mobile home fabricated on or after June 15, 1976, in an offsite manufacturing facility for installation or assembly at the building site, with each section bearing a seal certifying that it is built in compliance with the federal Manufactured Home Construction and Safety Standard Act. The term "manufactured home" does not include "recreational vehicle" as defined herein.

Marinas means facilities which provide moorage, launching, storage, supplies and a variety of services for recreational, commercial fishing and charter fishing vessels. They are differentiated from docks/moorages by their larger scale, the provision of significant landside services and/or the use of a solid breakwater (rock, bulkheading, etc.).

Mean high tide line means the mean high-water line as determined according to F.S. ch. 177, pt. II (F.S. § 177.25 et seq.).

Meantime Uses means those uses permitted as part of an innovative community development including, but not limited to, performances, art exhibitions, and hobbyist gatherings, as well as transient commercial activities such as markets or food sales that are held a single time or regularly.

Mobile home means a structure, transportable in one (1) or more sections, which structure is eight (8) body feet or more in width and over thirty-five (35) feet in length, and which structure is built on an integral chassis and designed to be used as a dwelling when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. A mobile home is a residential unit certified to be in conformity with all federal and state requirements for Mobile Home Construction and Safety Standards. ~~which has a body eight feet or more in width, is built with a chassis, is designed to be used as a permanent residence when connected to the required utilities and includes plumbing, heating and electrical systems suitable for a residence.~~

Mobile home park means a place where two or more mobile homes are located within 500 feet of one another on a lot, tract or parcel of land under the same ownership, the primary purpose of which is to rent space or keep space for rent to any person for a charge or fee paid or to be paid for the rental or use of facilities or offer space free in connection with securing the trade or patronage of such person.

Mobile home subdivision means a subdivision in which the principal uses of property are limited to mobile homes and community facilities by the subdivision covenants.

Modular home means a structure transportable in one or more sections, with or without a permanent chassis, which is designed for and used as a residential dwelling unit when connected to a foundation and the required utilities. Fabrication of such units shall comply with F.S. Ch. 553 and the Florida Building Code. A modular home does not include “manufactured home”, “recreational vehicle”, or “mobile home” as defined herein.

Motel means a facility offering transient lodging accommodations to the general

public with a majority of all rooms having direct access to the outside without the necessity of passing through the main lobby of the building.

Multifamily housing development means any development which within two calendar years will have five or more dwelling units on a lot.

Multimodal transit center means transportation facility that connects multiple modes of transportation to include, but not limited to, walking, cycling, automobile and public transit.

Navigational structure means structures such as pile dikes, groins, fills, jetties and breakwaters that are installed to help maintain navigation channels, control erosion, or protect marinas and harbors by controlling water flow, wave action and sand movement.

Breakwaters may be of rock, steel, concrete or piling, or the floating kind. They are used to protect harbors and marinas against waves and currents.

Fills means placements by man of sediment or other material (excluding solid waste) in an aquatic area to create new shorelands or on shorelands to raise the elevation of the land.

Groins means structures analogous to pile dikes ~~but~~ and which are constructed from rocks. ~~They can~~ Designed to withstand more intensive wave action than pile dikes, are often used on beaches, where they exert a strong influence on sand transport and extend from the backshore seaward across the beach.

Jetties means the largest of all navigational structures; ~~they are made~~ constructed of rock or concrete and are used to stabilize the channel and improve the scour at the mouth of an estuary. They must be able to withstand extreme wave conditions and may alter longshore sand transport for many miles along the coast.

Pile dikes means flow-control structures that are used primarily in river systems and are made of closely spaced piling connected by timbers; usually they are perpendicular to the shore. They are constructed to increase scour in the navigation channel and/or control shoreline erosion by interrupting sand transport and encouraging sedimentation in the sheltered lee of the pile dike. A single pile dike is unusual; they are generally constructed in groups.

Parking space means an enclosed or unenclosed area exclusive of maneuvering and access area, permanently reserved for the temporary storage of one automobile, and connected with a drive, street or alley which affords ingress and egress for automobiles.

Person means every natural person, firm, partnership, association, social or fraternal organization, corporation, estate, trust, receiver, syndicate, branch of government or any other group or combination acting as a unit.

Personal service establishments means businesses primarily engaged in providing services involving apparel or the care of a person (other than health care), including laundering and dry-cleaning services (except those which primarily serve other businesses), beauty and barber services, garment alterations and funeral homes. This

definition shall not include adult massage parlors.

Planned Development (PD) means a flexible zoning category that allows property owners and developers to propose unique, tailored plans for a specific area. Unlike traditional zoning categories that have predefined uses and development standards, PD zoning offers more flexibility and allows for a wide range of land uses and development options. Including residential, commercial, industrial, and mixed-use.

Professional service establishments means businesses primarily engaged in providing services such as the following: medical and other health services; legal services; engineering and architectural services; and accounting, auditing and bookkeeping services.

Property owner means one who possesses title to real property or to whom real property belongs with the requisite intent to own.

Public use means a structure or use intended or used for a public purpose by a city, school district, county, state or by any other public agency or by a public utility.

Public utility structures means a building or structure which is used to provide telephone, power, gas, oil, water or wastewater services and which belongs to a governmental body or to a public organization vested with public/governmental interest and subject to governmental regulations. Aboveground facilities such as electric or gas substations, water tower, pump station, switching station, equipment storage and material storage which are not limited to an interior wall but to a perimeter fence or property line for zoning regulations.

Quadraplex means a building containing only four dwellings.

Railroad passenger station means a facility, either light or heavy rail, for the boarding of passengers and related ticketing sales and offices.

Recreational vehicle means a vacation trailer or other vehicular or portable unit which is either self-propelled or towed or is carried by a motor vehicle and which is intended for human occupancy, is designed for vacation or recreation purposes (not residential), and including, but not limited to, travel trailers, camping trailers, truck campers and motor homes.

Recreational vehicle park means an area which is designed to accommodate the parking of recreational vehicles.

Repair service establishments means business primarily engaged in repairing items and which undertake no more than a minimal amount of manufacturing.

Replacement value means the estimated current replacement cost of the building or structure in kind, as such structure existed before the damage occurred. The cost shall be determined by using the most recent building valuation data for the state as compiled by the International Code Counsel (ICC) using the Marshall Evaluation Service, as published by the Marshall and Swift Publication Company, Los Angeles, California, or the

contract price given the applicant by a licensed contractor, whichever is higher.

Resort hotel means a tourist-oriented destination resort facility offering transient lodging accommodations with sleeping units available to the general public in conjunction with marine, aquatic, golf or other recreational amenities, including, but not limited to, organized programs, activities, camps and excursions for both adults and/or children, fitness and spa facilities, as well as other services and amenities including restaurants, meeting, conference and/or banquet facilities as well as entertainment where such sleeping units are intended for the exclusive use as transient lodging accommodations.

Resource enhancement means the use of artificial or natural means to improve the quantity or quality of a specific resource.

Retail sales establishments means businesses which are primarily engaged in selling merchandise to customers for personal, household or farm use (including incidental manufacturing and repairing of goods on the premises; provided, however, that the space devoted to manufacturing and repairing does not exceed 20 percent of the gross floor area of the establishment) such as restaurants, bars, grocery stores, bakeries, department stores, clothing stores, fabric shops, luggage stores, gift shops, jewelry stores, florist shops, camera shops, record stores, toy stores, bookstores, newsstands, stationery stores, drugstores, sporting goods stores, furniture stores, appliance stores, hardware stores, auto parts stores, gasoline service stations, bicycle shops and auto sales facilities. This definition shall not include adult bookstores, adult dancing establishments or other adult establishments.

Semi-public use means a structure or use intended or used for a semi-public purpose by a church, lodge, club, or any other nonprofit organization.

Shopping center means two or more commercial establishments which as a group contain a minimum of 15,000 square feet of gross floor area and which are built on a site under unified legal control.

Shoreline stabilization means the protection of the banks of tidal or nontidal stream, river or estuarine waters by vegetative or structural means.

Shrub means a self-supporting, woody, evergreen species, as normally grown in the county.

Sign means a sign as defined and regulated in chapter 117.

Slaughterhouse means an enclosed building where animals are slaughtered for commercial gain or compensation.

Sleeping unit means one or more rooms designed, occupied, or intended for occupancy as transient lodging accommodations with limited cooking, and sanitary facilities provided within the sleeping unit for the exclusive use as transient lodging accommodations.

Street means the entire width of a public or private thoroughfare between property lines which affords the principal means of access to abutting property, except for some corner lots.

Structure means something constructed or erected on the ground, attached to something located on the ground or requiring construction or erection on the ground, such as buildings, billboards, and fences.

Structure alteration means any change in the supporting members of a building, such as bearing walls, bearing partitions, column beams or girders, or any complete rebuilding of the roof or any extension wall.

Student housing means a permanent building consisting of separate sleeping rooms and a common area with a kitchen. A sleeping room is defined as an area with one bed which is intended for one person. The building may contain uses consistent with student housing such as restaurants, cafes, coffee shops, laundry services, and food shops. Tenants occupying the rental units must be students attending colleges, universities, or institutions of higher learning. ~~Parking shall be a minimum of one parking space per two sleeping rooms. Bicycle parking shall be a minimum of one bicycle space per two sleeping rooms. Sleeping rooms in student housing are not subject to density, dwelling unit, or gross floor area definitions of this section. Criteria to be considered in approving a conditional use application for student housing may be found in Resolution No. 09-28. A transit fee shall be paid at the time of issuance of a certificate of occupancy or as directed by the city. This fee shall be adopted by resolution.~~

Townhome, townhouse means a single-family dwelling unit not exceeding three stories in height constructed in a group of two or more attached units with property lines separating such units in which each unit extends from the foundation to roof and with a yard or public way on not less than two sides.

Townhome, townhouse development means a series of townhome or townhouse units proposed on one or more parcels. ~~which, prior to replatting, has a contiguous frontage of at least 200 feet along a public roadway. The maximum length of contiguous building line in a townhome development is 200 feet. The townhome development shall be exempt from section 121-11(e).~~

Transit stop means an intermediate stop along a public transportation route where passengers or goods are loaded or unloaded that is of a smaller scale than a rail station or intermodal station and primarily oriented to interface with pedestrian modes.

Trees means self-supporting woody plants and palms of species which normally grow to an overall height of a minimum of 15 feet in the county.

Triplex means a building containing only three dwellings.

Urban Farming means non-commercial agricultural use on land which provides fresh food to assist community revitalization and promote the adaptive reuse of vacant urban lands.

Use means the purpose for which land or a structure is designed, arranged or intended, or for which it is occupied or maintained.

Vehicular use area means any area used for the display or parking of any and all types of vehicles (including boats and heavy construction equipment) whether or not the vehicles are self-propelled and any land upon which vehicles traverse the property as a function of the primary use.

Water-dependent means uses and activities which can only be carried out on, in or adjacent to water, and the water location or access must be needed for one of the following:

(1) Waterborne transportation (navigation, moorage, fueling and servicing of ships or boats, terminals and transfer facilities, resource material receiving and shipping);

(2) Recreation (active recreation such as swimming, boating or fishing or passive recreation such as viewing or walking);

(3) A source of water (energy production, cooling of industrial equipment or wastewater or other industrial processes); or

(4) Marine research or education (viewing, sampling, recording information, conducting experiments or teaching).

Water-related refers to uses and activities that do not require water access (are not water-dependent), but may be appropriate as consistent with other development criteria because:

(1) They provide goods and/or services that are directly associated with water-dependent uses (supplying materials to, using products of or offering commercial or personal services to water-dependent uses);

(2) A location other than adjacent to the water would result in a public loss of quality in the goods and services offered (evaluation of public loss of quality will involve a subjective consideration of economic, social and environmental consequences of the use).

Water reservoirs and control structures means bodies of water collected and stored in a natural system or artificial structure that serve as reserve water supplies or storm/wastewater storage areas and facilities associated with controlling these waters.

Workforce housing means housing affordable to natural persons or families whose total annual household income does not exceed 80 percent of the area median income, adjusted for household size, or 120 percent of area median income, adjusted for household size.

Wholesale trade establishments means businesses which generally have substantial quantities of merchandise on the premises, and which are primarily engaged in selling merchandise to other wholesalers, retailers, manufacturers, other businesses, governments or institutions.

Yard means:

(1) A required open space, which is unobstructed from the ground upward

except as otherwise allowed in this chapter and except for fences, walls, poles, posts, permitted signs, children's play equipment, other customary yard accessories, driveways, ornaments, statuary, and furniture which will not violate height limitations and requirements limiting obstruction of visibility.

(2) The depth of a front, rear, side, or special yard shall be measured at right angles to the appropriate lot line so that the yard established is a strip of the minimum depth required by district regulations.

Yard, front, means a yard extending between side lot lines across the front of a lot adjoining a street; except that on lots fronting on more than one street, the front yard will be determined by the planning director based on the location of any abutting arterial or collector streets, the prevailing yard patterns and the lot depth requirements of the zone.

Yard, rear, means a yard extending across the rear of the lot between inner side yards. On all lots, the rear yard shall be at the opposite end of the lot from the front yard.

Yard, side, means a yard extending from the interior (rear) line of the front yard to the rear lot line, except where it extends between the front yard and a special yard, a special yard and the rear yard, or two special yards.

Yard, special, means a yard behind any required yard adjacent to a street required to perform the same function as a side or rear yard, but adjacent to a lot line and so placed or oriented that neither the term "side yard" nor the term "rear yard" clearly applies. In such cases, the planning director shall require a yard with minimum dimensions as generally required for a side yard or rear yard in the district, determining which shall apply by the relation of the portion of the lot on which the yard is located to the adjoining lot or lots, with due regard to the orientation and location of structures and buildable areas thereon.

SECTION 2. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance which shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 3. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 4. This Ordinance shall be and become effective immediately upon final passage.

APPROVED AS TO FORM AND
CORRECTNESS:

_____
Sara Hedges, Esq.
CITY ATTORNEY

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 24-030 was duly advertised in the St. Lucie News Tribune on Sunday, July 28, 2024 and Sunday, August 18, 2024; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on _____, 2024; and was duly introduced, read by title only, and passed on second and final reading _____, 2024, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this _____day of _____, 2024.

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

(CITY SEAL)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Legislative Hearing - Ordinance 24-030 – Sec 123-3 Definitions

NOTICES PROVIDED PURSUANT TO: City Code Section 125-37 of the Code of Ordinances of the City of Fort Pierce and Chapter 166.041 of Florida State Statutes.

NOTICE BY NEWSPAPER: July 28th, 2024, **and,** August 18th, 2024.

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Kev Freeman

TITLE: Planning Director

SIGNATURE:

DATE: July 30th, 2024

THE SUNRISE CITY
FORT PIERCE
Florida
CITY ATTORNEY'S OFFICE

TO: Kev Freeman, Planning Director

FROM: Sara Hedges, City Attorney SH

RE: Text Amendment - Sec 125-3 Definitions

CAO RLS FILE: RLS 24-221

DATE: June 26, 2024

I have reviewed the above Request for Legal Services (RLS). This is a resubmitted RLS. The original RLS was RLS 24-51.

I have reviewed the updated Ordinance. I made suggested changes, mostly related to formatting issues and consistency with current Code formatting. Please note the major suggested change was the deletion of the definition for "day care center," as it appears you have incorporated it into the definition for the newly created "child care facility, child care center, or child day care center". If you disagree with this change, or any others, please let me know.

The suggested changes have been incorporated into a Clean Copy version of the Ordinance that has been uploaded to Agenda Quick for your review. The Clean Copy version is approved as to form and correctness.

If you have any questions, please do not hesitate to contact this Office via phone or e-mail.

Thank you.
SH/mm

City Commission Regular Meeting - 5:05 pm **12. j.**

Meeting Date: 08/19/2024

Re: 24-031 Zoning Use Table - Code Amendment

Submitted For: Kev Freeman, Planning Director, Planning Department

SUBJECT:

Legislative Hearing - Ordinance 24-031 - Amending the Code of Ordinances of the City of Fort Pierce Chapter 125 - Zoning, Article IV - Basic Zoning Districts, Section 125-187 - Allowed Uses, to amend the use table and to require Innovative Community Development as a conditional use in certain zoning districts - FIRST READING.

SUMMARY:

The proposed amendment seeks to cure conflicts, add allowed uses in certain districts, and encourage innovative residential development. The revised code places emphasis on encouraging the supply of housing through the innovative community development process. It is intended that partner code amendments to section 125-243 - Innovative Community Developments will be moved forward to further aid the initiative.

Proposed changes relate to Home Occupations (permitted by State Statutes), Boardinghouses and Roominghouses (subject to partner code amendments to Definitions and Zoning Regulation), uses available to zoning districts close to or within downtown, and the allowance of Urban Farming (subject to partner code amendments to Definitions, and Family Entertainment Centers.

RECOMMENDATION:

Staff recommend APPROVAL of the text amendment to Sec. 125-187 of the City code of Ordinances.

ALTERNATIVES:

Approval with Modifications

OR

Disapproval

RESPONSIBLE STAFF:

Kev Freeman, Planning Director.

COORDINATED WITH:

Planning Board 4/8/2024.
City Attorney

Fiscal Impact

Budgeted Y/N: N
Fiscal Year: 2025
OTHER INFORMATION:
No impact

Attachments

Staff Presentation
Draft Ordinance
Public Notification Certification
City Attorney Memo

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	08/02/2024 09:25 AM

Form Started By: Kev Freeman
Started On: 07/29/2024 02:27 PM
Final Approval Date: 08/02/2024

CITY OF FORT PIERCE

CITY COMMISSION

AUGUST 19th, 2024

TEXT AMENDMENT
ALLOWED USES TABLE

1

SUMMARY

Approval of text amendments to City Code Sec. 125-187.

PROPOSED AMENDMENT

The proposed amendment seeks to cure conflicts, add allowed uses in certain districts, and encourage innovative residential development.

The revised code places emphasis on encouraging the supply of housing through the innovative community development process. It is intended that partner code amendments to section 125-243 - Innovative Community Developments will be moved forward to further aid the initiative.

2

PROPOSED AMENDMENTS

Other proposed changes relate to Home Occupations (permitted by State Statutes), Boardinghouses and Roominghouses (subject to partner code amendments to Definitions and Zoning Regulation), uses available to zoning districts close to or within downtown, and the allowance of Urban Farming (subject to partner code amendments to Definitions, and Family Entertainment Centers.

3

PROMOTING INNOVATIVE COMMUNITY DEVELOPMENTS

ZONING DISTRICT	E 1	E 2	E 3	R 1	R 2	R 3	R 4	R 4 A	R 5	C 1	C 2	C 3	C 4	C 5	C 6	C P	I 1	I 2	I 3	O S1	O S2	A 1
-Detached House	P	P	P	P	P	P	P	P	~~C~~ I	~~C~~ I	~~C~~ I	-	~~C~~ I	~~C~~ I	-	-	-	-	-	-	~~C~~ I	-
-Duplex	-	-	-	-	I	~~C~~ I	P	P	~~C~~ I	~~C~~ I	~~C~~ I	-	~~C~~ I	~~C~~ I	-	-	-	-	-	-	-	-
-Townhouse	-	-	-	-	-	~~C~~ I	P	P	P	~~C~~ I	~~C~~ I	-	~~C~~ I	~~C~~ I	-	-	-	-	-	-	-	-
-Multi-Dwelling Building	-	-	-	-	-	~~C~~ I	P	P	P	~~C~~ I	~~C~~ I	~~C~~ I	-	~~C~~ I	~~C~~ I	-	-	-	-	-	-	-

4

RECOMMENDATION

Staff recommend APPROVAL of the text amendment to Sec. 125-187 of the City code of Ordinances.

ALTERNATIVE RECOMMENDATION

1. Recommend Modified Approval.
or
2. Recommend Disapproval.

ORDINANCE NO. 24-031

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA, **AMENDING CHAPTER 125 – ZONING, ARTICLE IV – BASIC ZONING DISTRICTS, SECTION 125–187 – ALLOWED USES TO AMEND THE USE TABLE AND TO CREATE INNOVATIVE COMMUNITY DEVELOPMENT WITHIN CERTAIN ZONING DISTRICTS**; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 125-187, "Allowed Uses", of the City of Fort Pierce Code of Ordinances governs the allowed uses in each zoning district in the City of Fort Pierce; and

WHEREAS, Section 125-187 of the Code of Ordinances has been amended from time to time since its enactment; and

WHERAS, the use table in Section 125-187 of the Code of Ordinances designates permitted, conditional, and prohibited uses within the zoning districts throughout the City of Fort Pierce; and

WHEREAS, an amendment to Section 125-187 of the Code of Ordinances is necessary to clarify uses, cure conflicts, add allowed uses in certain zoning districts in the City of Fort Pierce, and change allowed uses to permitted or conditional in certain zoning districts in the City of Fort Pierce; and

WHEREAS, an amendment to Section 125-187 of the Code of Ordinances amends the process to obtain permission of certain residential uses from a conditional use to an innovative community development as defined at Section 125-243 of the Code of Ordinances; and

WHEREAS, the City of Fort Pierce Planning Board held a properly noticed hearing at a regularly scheduled meeting to consider the revisions, and at their April 8th, 2024, 2024, meeting, voted 7 to 0 to recommend approval of the request.

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. Chapter 125, Article IV, Section 125-187 is hereby amended, so the same shall read as follows:

Sec. 125-187. Allowed uses.

(a) *Uses listed.* Uses listed are allowed in each zoning district in accordance with the use table.

(b) *Permitted uses.* Uses identified with a "P" in the use table are permitted in the subject zoning district provided that the uses will not violate basic use standards specified in each zoning district, other applicable use standards, additional zoning ordinance provisions and other city laws.

(c) *Conditional uses.* Uses identified with a "C" in the use table are permitted in the subject zoning district, if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards and will not violate basic use standards specified in each zoning district, other applicable use standards, additional zoning ordinance provisions and other city laws.

(d) *Innovative community development.* Uses identified with a "I" in the use table are permitted in the subject zoning district, if the city commission, after a public hearing, determines the proposal conforms to the standards for innovative community developments at section 125-243 of this code.

(~~d~~e) *Prohibited uses.* Uses identified with a "-" in the use table are expressly prohibited.

(~~e~~f) *Planned development zone (PD) and planned unit redevelopment zone (PUR).* Permitted and conditional uses are identified during the review for all proposed PD and PUR districts.

(~~f~~g) *Edgartown Settlement (ES) zoning district.* Permitted, conditional, and accessory uses shall be allowed in the ES district consistent with section 125-197.

(~~g~~h) *Use table.*

ZONING DISTRICT	E 1	E 2	E 3	R 1	R 2	R 3	R 4	R 4 A	R 5	C 1	C 2	C 3	C 4	C 5	C 6	C P	I 1	I 2	I 3	O S 1	O S 2	A 1	A 2
RESIDENTIAL																							
Household Living																							
-Detached House	P	P	P	P	P	P	P	P	~~C~~ I	~~C~~ I	~~C~~ I	-	~~C~~ I	~~C~~ I	-	-	-	-	-	-	~~C~~ I	-	-
-Duplex	-	-	-	-	I	~~C~~ I	P	P	~~C~~ I	~~C~~ I	~~C~~ I	-	~~C~~ I	~~C~~ I	-	-	-	-	-	-	-	-	-
-Townhouse	-	-	-	-	-	~~C~~ I	P	P	P	~~C~~ I	~~C~~ I	-	~~C~~ I	~~C~~ I	-	-	-	-	-	-	-	-	-
-Multi-Dwelling Building	-	-	-	-	-	~~C~~ I	P	P	P	~~C~~ I	~~C~~ I	~~C~~ I	-	~~C~~ I	~~C~~ I	-	-	-	-	-	-	-	-
-Mobile or Manufactured Home	-	-	-	-	-	~~C~~ I	~~C~~ I	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-Manufactured Home Park or Subdivision	-	-	-	-	-	~~C~~ I	~~C~~ I	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-Mobile Home Park	-	-	-	-	-	~~C~~ I	~~C~~ I	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-Mixed-Use Building or Development	-	-	-	-	-	-	~~C~~ I	C	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-

Home Occupations ~~(per requirements of Section 125-318)~~	P	P	P	P	P	P	P	P	P	P	P	P	~~C~~ - P	P	-	-	-	-	-	-	P	-	-
Group Living (except as noted below)	-	-	-	-	C	C	C	C	C	C	-	C	C	C	-	-	-	-	-	-	-	-	-
-Community Residential Home, Type 1 (1-6 residents)	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-Community Residential Home, Type 2 (7-14 residents)	-	-	-	-	-	-	C	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-
-Dormitories, Fraternity and Sorority Houses	-	-	-	-	-	C	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-Boardinghouse or Roominghouse	-	-	-	-	-	-	-	-	C	-	C	-	-	-	-	-	-	-	-	-	-	-	-
PUBLIC AND CIVIC																							
Community/Cultural (except as noted below)	-	-	-	-	C	C	C	C	C	C	C	P	P	C	C	C	-	-	-	C	-	-	-
-Community Center	-	-	-	-	C	C	C	C	C	-	C	P	P	C	-	C	-	-	-	C	-	-	-
-Fraternal Organization/Lodge	-	-	-	-	C	C	C	C	C	-	C	P	P	C	-	C	-	-	-	C	-	-	-
-Library or Cultural Exhibit	-	-	-	-	C	C	C	C	C	-	C	P	P	C	-	C	-	-	-	C	-	-	-
-Environmental Research and Education Facilities	-	-	-	-	-	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Day Care	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
-Adult Day Care Center	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
-Day Care Center	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
-Child Care Facility	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
-Family Day Care Home	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Educational Facilities																							
-College or University	-	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	-
-Elementary, Middle or High School	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	-	-	-	-
-Marine Research/Education Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	C	-
Government Facilities (except as noted below)	-	-	-	-	-	-	-	-	-	C	C	P	P	C	-	C	-	-	-	-	-	C	C
-Post Office	-	-	-	-	-	-	-	-	-	C	C	P	P	-	-	C	-	-	-	-	-	-	-
-Safety Service	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	-	-	C	C

Medical Facilities (except as noted below)	-	-	-	-	C	C	C	-	C	C	-	C	-	C	-	-	-	-	-	-	-	-	-
-Hospital	-	-	-	-	C	C	C	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-
-Nursing Home	-	-	-	-	C	C	C	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-
Park and Open Space (except as noted below)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	-
-Cemetery/Columbarium/Mausoleum	C	C	C	C	C	C	-	-	C	C	C	C	-	-	-	-	-	-	-	C	-	-	-
-Country Club/Golf Course	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	C	-	-	-
-Game and Wildlife Management Preserves	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-
-Water Dependent Recreation Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C
Passenger Terminal																							
-Airport/Heliport	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
-Rail/Bus Terminal and Passenger Transit Stations	-	-	-	-	-	-	-	-	-	~~C~~ - P	~~C~~ P	~~C~~ P	~~C~~ - P	- P	~~C~~ - P	~~C~~ - P	~~C~~ - P	~~C~~ - P	~~C~~ - P	-	-	-	-
-Bus Shelter	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-
-Taxi Terminal	-	-	-	-	-	-	-	-	-	C	C	C	C	-	C	C	C	C	C	-	-	-	-
Religious Institution	C	C	C	C	C	C	C	C	C	C	C	P	P	C	-	C	-	-	-	-	-	-	-
Social Service Institution (except as noted below)	-	-	-	-	-	-	-	-	-	C	-	C	C	-	-	-	C	C	-	-	-	-	-
-Halfway Houses	-	-	-	-	-	C	C	C	C	C	-	C	C	-	-	-	C	-	-	-	-	-	-
Utilities																							
-Minor, other	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P	C	C	C	C
-Major	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	P	C	C	C	C
-Utility Cabinets, Above Ground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	C
COMMERCIAL																							
Eating and Drinking Establishments																							
-Brew Pub	-	-	-	-	-	-	-	-	C	P	P	P	P	P	P	C	C	C	-	-	-	-	-
-Coffee Shop	-	-	-	-	-	-	C	-	C	P	P	P	P	P	P	C	C	C	-	-	-	-	-
-Neighborhood Bistro	-	-	-	-	-	-	-	-	C	P	P	P	P	P	P	C	C	C	-	-	-	-	-
-Neighborhood Cafe	-	-	-	-	-	-	-	-	~~C~~ P	P	P	P	P	P	P	C	C	C	-	-	-	-	-
-Restaurants, Fast Food	-	-	-	-	-	-	-	-	C	C -	-	P	P	P	P	C	C	C	-	-	-	-	-
-Restaurant and Bar	-	-	-	-	-	-	-	-	C	~~C~~ P	C	P	P	P	P	C	C	C	-	C	-	-	C

-Wine/Cigar Bar	-	-	-	-	-	-	-	-	C	C	C	P	P	P	P	C	C	C	-	-	-	-	-
Entertainment, Indoor (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	C	-	-	-
-Adult Establishment	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
-Arcade Amusement Center/Amusement Arcade	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-
-Family Entertainment Center	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
-Bar or Nightclub	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
-Theater	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
Entertainment, Outdoor (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	P	-	-	-	-	-	C	-	-	-
-Batting Cages, Driving Ranges	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
-Stables or Equestrian Facilities	C	C	C	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-	-	-	-	-	-
-Stadium or Arena	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	-	C	C	-	-	-	-	-
Marine-Related Commercial (except as noted below)	-	-	-	-	-	-	-	-	-	C	-	P	P	C	P	-	-	C	-	C	-	-	C
-Boat and Marine Equipment Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	P	-	-	C	-	-	-	-	-
-Marina/Boat Livery	-	-	-	-	-	-	-	-	-	C	-	C	C	C	C	-	-	P	-	C	-	-	C
Office																							
-Administrative, Professional, General, Medical Office	-	-	-	-	-	-	C	C	C	P	P	P	P	P	P	P	C	C	-	-	-	-	-
-Day Labor Employment Agency	-	-	-	-	-	-	-	-	-	P	C	P	P	-	-	P	-	-	-	-	-	-	-
-Medical and Dental Clinic	-	-	-	-	-	-	-	-	-	P	C	P	P	C	-	P	-	C	-	-	-	-	-
-Television and Radio Studios	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	C	-	-	-	-	-
Overnight Accommodations																							
-Bed and Breakfast	-	-	-	-	-	-	C	C	C	C	P	P	P	P	-	-	-	-	-	-	-	-	-
-Dwelling Rental	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
-Hotel/Motel	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	C	-	-	-	-	-	-	-
-Recreational Vehicle Park	-	-	-	-	-	-	-	-	-	-	-	C	-	C	-	-	-	-	-	-	-	-	-
-Resort Hotel	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-
Parking, Commercial	-	-	-	-	-	-	-	C	-	C	C	P	C	C	-	C	-	C	-	-	-	-	-
Retail Sales and Service, Sales-Oriented (except as noted below)	-	-	-	-	-	-	-	-	-	C	P	P	P	P	C	C	-	-	-	-	-	-	-

-Art Gallery	-	-	-	-	-	-	-	-	-	~~C~~ P	~~C~~ P	P	P	P	-	C	-	-	-	-	-	-	-
-Farmers Market or Farm Stand	P	-	-	-	-	-	-	-	-	C	C	P	P	P	-	C	P	-	-	-	-	-	-
- Flea Market (no accessory uses permitted)	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-
-Grocery or Liquor Store	-	-	-	-	-	-	C	-	C	-	P	P	P	C	-	C	-	-	-	-	-	-	-
-Neighborhood Commercial Sale	-	-	-	-	C	C	P	P	P	-	P	P	P	C	-	C	-	-	-	-	-	-	-
-Office Supplies and Electronics	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
-Pet Stores	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
Retail Sales and Service, Personal-Service Oriented (except as noted below)	-	-	-	-	-	-	-	-	-	C	C	P	P	P	-	C	-	-	-	-	-	-	-
-Art Studio	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	C	-	-	-	-	-	-	-
-Animal Care Facilities & Service	-	-	-	-	-	-	-	-	-	-	P	P	-	P	-	C	-	-	-	-	-	-	-
-Animal Grooming Services	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	C	-	-	-	-	-	-	-
-Check Cashing/Loan Service	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
-Educational Service Establishments	-	-	-	-	-	-	-	-	C	C	P	P	P	C	P	P	P	C	C	-	-	-	-
-Laundry and Dry Cleaners Pick-Up	-	-	-	-	-	-	C	C	C	C	P	P	P	P	-	C	-	-	-	-	-	-	-
-Laundromat	-	-	-	-	-	-	C	C	C	C	P	P	P	C	-	C	-	-	-	-	-	-	-
-Mortuaries or Funeral Homes	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	C	-	-	-	-	-	-	-
-Neighborhood Commercial Services	-	-	-	-	C	C	P	P	P	P	P	P	P	P	-	C	-	-	-	-	-	-	-
-Pawn Shop	-	-	-	-	-	-	-	-	-	-	-	P	P	C	-	C	-	-	-	-	-	-	-
-Personal Improvement Service	-	-	-	-	-	-	C	C	C	P	P	P	P	P	-	C	-	-	-	-	-	-	-
-Veterinary (Without Outdoor Runs)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
Retail Sales and Service, Repair-Oriented	-	-	-	-	-	-	-	P	-	C	-	P	P	P	-	P	-	-	-	-	-	-	-
Self-Service Storage	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	-	P	-	P	-	-	-	-
Vehicle Sales and Service																							
-Automobile Rentals	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	-
-Automobile Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	-
-Boat Rentals	-	-	-	-	-	-	-	-	-	-	-	P	C	P	C	C	P	-	P	-	-	C	P

-Boat Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	P
-Fueling Station	-	-	-	-	-	-	-	-	-	C	C	P	C	C	-	C	-	P	-	-	-	-	-
-Travel Plaza	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	C	-	-	-	-	-	-	-
-Truck Stop	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	C	-	-	-	-	-	-	-
-Vehicle Repair, General	-	-	-	-	-	-	-	-	-	-	C	P	C	-	-	C	P	-	-	-	-	-	-
-Vehicle Repair, Limited	-	-	-	-	-	-	-	-	-	-	C	P	C	-	-	P	P	-	-	-	-	-	-
-Marine-Related Repair	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	P	P	-	-	-	-	-
-Vehicle Storage	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	P	C	P	-	-	-	-
INDUSTRIAL																							
Artisan	-	-	-	-	-	-	-	-	-	-	C	P	C	-	-	P	P	-	P	-	-	-	-
-Cabinet Shops, Woodworking	-	-	-	-	-	-	-	-	-	-	-	P	C	-	C	P	P	-	P	-	-	-	-
Light Industrial Service (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	-	P	-	-	-	-
-Catering Facility, Large-Scale	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	P	P	-	P	-	-	-	-
-Crematorium	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-
-Building Maintenance Facilities And Services	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	-	-	-	-	-	-	-
- Contractors/Others Performing Services Off-Site	-	-	-	-	-	-	-	-	-	-	C	P	-	-	-	P	P	-	P	-	-	-	-
-Microbrewery	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	-	-	-	-	-	-	-
-Research Service	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	-	-	-	-
Marine-Related Industrial	-	-	-	-	-	-	-	-	-	-	-	C	-	-	P	-	P	P	P	-	-	-	P
Warehouse and Freight (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	C	P	-	-	-	-
-Parcel Service	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	C	P	-	-	-	-
Waste-Related Use (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
-Solid Waste Separation, Transfer Station	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
-Recycling Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	-	-	-	-
-Wrecking or Salvage Yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
Wholesale Trade	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	P	P	P	P	-	-	-	-
Heavy Industrial (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-

-Heavy Equipment Sales and Rentals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-
-Service of Heavy Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-
-Processing of Food and Related Products	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	P	P	P	-	-	-	-
OTHER																							
Aquaculture Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	C	-	-	C	C
Community Gardens – Urban Farming	P	P	P	P	P	P	P	P	P	~~C~~ P	~~C~~ P	~~C~~ P	~~C~~ P	~~C~~ P	~~C~~ P	C	C	C	C	C	C	-	-
Dock/Moorage Facility (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C
-Docks for Single Family Homes	P	P	P	P	P	P	P	P	P	P	P	-	P	-	-	-	-	-	-	-	P	P	P
-Docks for Single Family Homes on canals within Surfside or Jennings Cove	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C
Navigational Aids	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Telecommunication Facility																							
-Antenna Support Structure	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
-Antenna (on existing structure)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

SECTION 2. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance which shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 3. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 4. This Ordinance shall be and become effective immediately upon final passage.

APPROVED AS TO FORM AND
CORRECTNESS:

_____
Sara Hedges, Esq.
CITY ATTORNEY

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 24-031 was duly advertised in in the St. Lucie News Tribune on Sunday, July 28, 2024 and Sunday, August 18, 2024; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on _____, 2024; and was duly introduced, read by title only, and passed on second and final reading _____, 2024, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this _____of _____, 2024.

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

(CITY SEAL)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Legislative Hearing - Ordinance 24-031 – Zoning Table

NOTICES PROVIDED PURSUANT TO: City Code Section 125-37 of the Code of Ordinances of the City of Fort Pierce and Chapter 166.041 of Florida State Statutes.

NOTICE BY NEWSPAPER: July 28th, 2024, **and,** August 18th, 2024.

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Kev Freeman

TITLE: Planning Director

SIGNATURE:

DATE: July 30th, 2024

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

TO: KEV FREEMAN, PLANNING DIRECTOR

FROM: SARA HEDGES, CITY ATTORNEY *SH*

RE: TEXT AMENDMENT TO 125-187 USE TABLE

CAO RLS FILE: RLS 24-85

DATE: APRIL 29, 2024

I have reviewed the above Request for Legal Services (RLS). I have made suggested changes to the Ordinance and made comments on the Ordinance. Such is uploaded in a Track Changes format. Please review for incorporation into the Ordinance and resubmit in final form for approval as to form and correctness.

If you have any questions, please do not hesitate to contact this Office via phone or e-mail.

Thank you.
SH/mm

City Commission Regular Meeting - 5:05 pm **12. k.**

Meeting Date: 08/19/2024

Re: 24-032 Innovative Development - Code Amendment

Submitted For: Kev Freeman, Planning Director, Planning Department

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SUBJECT:

Legislative Hearing - Ordinance 24-032 - Amending the Code of Ordinances of the City of Fort Pierce Chapter 125 - Zoning, Article V - Conditional Uses, Section 125-243 - Innovative Residential Developments, to revise the title to 'Innovative Community Developments', and to provide updates to the purpose, general standards for approval, potential uses, minimum lot size, residential densities, development standards, common open space and compatibility. - FIRST READING.

SUMMARY:

This item proposes the amendment of the existing city code to introduce the concept of Innovative Community Development to create an opportunity for the development of small homes and enable the location of accessory dwelling units on such lots. As such, the proposed code places emphasis on encouraging the supply of housing designed to respect the character, rhythm and architecture of the community through an innovative community development process.
The proposed code change sets out to achieve the following in compliance with the City's Comprehensive Plan:
1. Allow 'Innovative Community Development'.
2. Promote innovation and creativity in site design.
3. Promote the use of small residential and commercial zoned lots.
4. Promote mixed-use.
5. Allow 'meantime' uses.

Applications submitted
under the 'Innovative Residential Development' code will follow the 'Conditional Use Process'.

Proposals will be considered by the Planning Board then forwarded to the City Commission with a recommendation of approval or denial.

RECOMMENDATION:

Staff recommends APPROVAL of the proposed Zoning Text Amendment to Sec. 125-243 - Innovative Community Developments

ALTERNATIVES:

Approval with modification.

OR

Denial

RESPONSIBLE STAFF:

Kev Freeman, Planning Director.

COORDINATED WITH:

Technical Review Committee
Affordable Housing Committee
Planning Board
City Attorney

Fiscal Impact

Budgeted Y/N: N

OTHER INFORMATION:

No Impact

Attachments

Staff Presentation-Report
Draft Ordinance
Public Notification Certification
Legal Memo

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	08/02/2024 09:24 AM

Form Started By: Kev Freeman
Started On: 07/29/2024 02:28 PM
Final Approval Date: 08/02/2024

CITY OF FORT PIERCE

City Commission

AUGUST 19th, 2024

TEXT AMENDMENT
INNOVATIVE COMMUNITY DEVELOPMENT

SUMMARY

Approval of text amendments to City Code Sec. 125-243.

PROPOSED AMENDMENT

The proposed amendment seeks to encourage innovative affordable residential and mixed-use development on small lots.

The revised code places emphasis on encouraging the supply of housing designed to respect the character, rhythm and architecture of the community through an innovative community development process.

COMPREHENSIVE PLAN

Objectives and Policies within the City's Comprehensive Plan support Affordable Residential Development.

1.1.7 Policy: The City will allow a density bonus of 5 dwelling units per acre above the maximum permitted density for developments located within ¼ mile of a rail station, multimodal transit center, or transit stop.

1.1.8 Policy: The City will allow an additional market rate unit per affordable housing unit, up to a maximum of 40 units. Affordable housing developments must meet the following criteria:

A. Located within ¼ mile of a rail station, multimodal transit center, or transit stop;
B. Meet the definition of affordable housing as defined by the median income of the City of Fort Pierce;
C. Affordable housing developments shall include a variety of housing types.

COMPREHENSIVE PLAN

Objectives and Policies within the City's Comprehensive Plan support Innovative and Affordable Residential and Mixed-Use Development.

1.2 Objective: The City shall use innovative Land Development Regulations to encourage flexibility in development to support compact, mixed-uses compatible with the local context and character. These regulations shall include transit-oriented development, transfer of development rights, density bonuses, planned unit developments and other mixed land use development provisions, where appropriate.

1.8.6 Policy
The City shall develop administrative procedures that modify development requirements and streamline development approval procedures for projects with the following:

- Affordable housing;
- Mixed use projects with residential;
- Adaptive reuse of historic structures;
- Brownfield site redevelopment.

COMPREHENSIVE PLAN

Objectives and Policies within the City's Comprehensive Plan support Innovative and Affordable Residential and Mixed-Use Development.

6.1.6 Policy: The City shall promote a variety of housing sizes, types, and price points through its future land use classifications and zoning districts to meet the needs of all population groups including school-age groups, working-age groups, and retirement-age groups.

6.1.8 Policy: The Land Development Code shall be updated to identify methods to streamline the development process and reduce the costs associated with the development of affordable housing.

6.4.5 Policy: The City shall allow the development of accessory dwelling units in all low and medium density zoning districts to increase the availability of affordable housing within existing residential neighborhoods.

AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC) INCENTIVE STRATEGIES

The Affordable Housing Advisory Committee (AHAC) presented recommendations regarding various incentive strategies to the City Commission on January 16th, 2024.

The proposed Innovative Community Development code supports elements of the accepted AHAC recommendations.

- Permit Accessory Dwelling Units in certain zoning districts.
- Flexible Lot configuration.
- Flexible Density for Affordable Housing.
- Support for appropriately located Mixed-Use development.

PROPOSED AMENDMENTS

The proposed amendments have been presented to the Affordable Housing Advisory Committee for information and review on June 6th, 2024, and August 1, 2024.

SUMMARY CODE AMENDMENTS

- Single-family dwellings and townhomes, with or without Accessory Dwelling Units.
- Duplexes, quadplexes, triplexes, and multifamily housing developments, when permitted in the zone
- Nonresidential uses permitted in the Future Land Use when these uses will provide a suitable mixed-use living environment for residents of the innovative community development.
- Meantime Uses permitted in the Future Land Use, including performances, art exhibitions, and hobbyist gatherings, as well as transient commercial activities such as markets or food sales that are held a single time or regularly.

SUMMARY CODE AMENDMENTS

Minimum lot size. Minimum lot size and lot area are determined by the maximum density authorized in the comprehensive plan.

Residential densities. Maximum densities will not exceed the density allocated within the city's comprehensive plan for the underlying Future Land Use.

Area, width, depth, yard, and lot coverage requirements for lots in an innovative community development shall be determined by the city commission based on, but not limited to, the DEVELOPMENT STANDARDS

SUMMARY CODE AMENDMENTS – DEVELOPMENT REVIEW STANDARDS

- Compatibility with the surrounding development.
- Constraints of existing physical features.
- Availability of utilities.
- Transportation capacity and linkages.
- Enhanced landscaping, streetscape, open spaces, and recreation areas.
- Creative site design, such as, but not limited to, visual focal points, variation in building setbacks and use of existing site features.
- Architectural styles, building materials and variation of building types.
- Character of the proposed development within the street scene.
- Economic resilience - Workforce, multi-generational, and affordable housing.
- Increased storm water percolation, use, cleaning, and/or sequestration.
- Energy sustainability and cost management.
- Passive heating and cooling techniques.
- Proximity to neighbors (light, ventilation, privacy).

RECOMMENDATION

Staff recommends APPROVAL of the proposed Zoning Text Amendment to Sec. 125-243 - Innovative Community Developments.

ALTERNATIVE RECOMMENDATION

1. Recommend Modified Approval.

or

2. Recommend Disapproval.

ORDINANCE NO. 24-032

AN ORDINANCE **AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING CHAPTER 125 – ZONING, ARTICLE V – CONDITIONAL USES, SECTION 125-243 – INNOVATIVE RESIDENTIAL DEVELOPMENTS** TO REVISE THE TITLE TO **INNOVATIVE COMMUNITY DEVELOPMENT**; TO PROVIDE FOR UPDATES TO THE PURPOSE, GENERAL STANDARDS FOR APPROVAL, POTENTIAL USES, MINIMUM LOT SIZE, RESIDENTIAL DENSITIES, DEVELOPMENT STANDARDS, COMMON OPEN SPACE, AND COMPATIBILITY; AND TO INCORPORATE TITLE CHANGE THROUGHOUT; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 125-243 – Innovative Residential Developments, is amended to read Innovative Community Development; and

WHEREAS, Section 125-243 is further revised to simplify and encourage imaginative and flexible residential and mixed-use development; and

WHEREAS, the City of Fort Pierce Planning Board held a properly noticed hearing at a regularly scheduled meeting to consider the revisions, and at their August 12, 2024, meeting, voted _ to _ to recommend _____ of the request.

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. Chapter 125, Article V Conditional Uses, Sec. 125-243 - Innovative Residential Developments is hereby amended, so the same shall read as follows:

Sec. 125-243. Innovative community ~~residential~~ development.

(a) *Purpose.* Innovative community ~~residential~~ developments are primarily ~~developments which achieve a more~~ creative and imaginative housing, mixed-use and community-oriented development. Innovation is achieved by use of material, solar juxtaposition, clustering, positive environmental impacts, energy efficiency, economic sustainability and by employing methods to achieve distinctiveness and excellence in siting, design, pedestrian accessibility, and landscaping. Reductions in required on-site parking, adoption of reduced and zero setbacks, expedited planning review and reductions in various building siting requirements are used to encourage these developments. ~~environment than normally occurs by use of the clustering technique, by employing various other methods to achieve distinctiveness and excellence in siting, design and/or landscaping. Density bonuses and reductions in various building restrictions are used to encourage these developments.~~

(b) *General standards for approval.* The city commission shall consider the ~~approve~~

approval of an innovative ~~residential~~ community development only if the commission determines that the development fulfills the purpose of this section and complies with applicable standards referred to in this section and section 125-236, additional zoning ordinance provisions not in conflict with the intent of this section and other city laws.

(c) *Potential uses.* The following uses are allowed in an innovative community ~~residential~~ development if, through conditional use review process, the city commission considers them appropriate for the particular development being proposed ~~and if other applicable standards are satisfied~~:

(1) Single-family dwellings and townhomes, with or without Accessory Dwelling Units. ~~detached or attached, if each has its own separate lot.~~

(2) Duplexes, quad~~ra~~plexes, triplexes, and multifamily housing developments, when permitted in the zone ~~as a semi-restricted use or a conditional use.~~

(3) Nonresidential uses permitted in the Future Land Use ~~zone as a semi-restricted or conditional use~~ when these uses ~~are not an obstacle to providing~~ will provide a suitable mixed-use living environment for residents of the innovative ~~residential~~ community development.

(4) Meantime Uses permitted in the Future Land Use, including performances, art exhibitions, and hobbyist gatherings, as well as transient commercial opportunities such as markets or food sales that are held a single time or regularly.

(d) *Minimum lot ~~site~~ size.* Minimum lot size and lot area are determined by the maximum density authorized in the comprehensive plan. ~~Innovative residential developments shall be established on parcels of land which are suitable for the proposed development.~~

(e) *Residential densities.* Maximum d~~D~~ensities will not exceed the density allocated within the city's comprehensive plan for the underlying Future Land Use. ~~level which the city commission determines is appropriate due to natural features of the area, public facility and service needs and capacities, transportation needs and capacities and compatibility with nearby development. If it determines that density bonuses should be allowed in accordance with the following criteria, the maximum gross density allowed may be up to eight units per acre in an R-3 zone, 12 units per acre in an R-4 zone and 18 units per acre in an R-5 zone. Density bonuses awarded for the following criteria are cumulative:~~

~~(1) *Landscaping.* The gross density may be increased up to one unit per acre for landscaping plans which provide for effective use of existing vegetation and/or for approved landscape plans for streetscapes, pedestrian ways, bicycle paths, areas near buildings, open spaces and/or recreation areas. This increased density may only be awarded if the landscaping of the innovative residential development will~~

~~exceed the requirements in section 125-314 for landscaped area by ten percent, for amount of trees by ten percent and/or in terms of qualitative characteristics of the landscaping.~~

~~(2) *Siting.* The gross density may be increased (up to one-half unit per acre in R-3 and R-4 zones and one unit per acre in an R-5 zone) for creative placement of buildings and/or other facilities in terms of visual focal points, use of existing physical features such as topography, views, sun and wind orientation, the circulation pattern, variation in building setbacks and/or building and facility groupings.~~

~~(3) *Design.* The gross density may be increased (up to one-half unit per acre in R-3 and R-4 zones and one unit per acre in an R-5 zone) for imaginative design features including architectural styles, harmonious use of building materials, varied use of housing types and/or other design elements of the innovative residential development.~~

(f) ~~*Basic use*~~ *Development standards.*

(1) Area, width, depth, yard, and lot coverage requirements for lots in an innovative ~~residential~~ community development shall be determined by the city commission based on, but not limited to, the following considerations:~~on the basis of relevant characteristics of the use, the rest of the innovative residential development and the surrounding area, including those characteristics relating to use compatibility, physical feature constraints and utility and transportation capacities.~~

a. Compatibility with the surrounding development.

b. Constraints of existing physical features.

c. Availability of utilities.

d. Transportation capacity and linkages.

e. Enhanced landscaping, streetscape, open spaces, and recreation areas.

f. Creative site design, such as, but not limited to, visual focal points, variation in building setbacks and use of existing site features.

g. Architectural styles, building materials and variation of building types.

h. Character of the proposed development within the street scene.

i. Economic resilience - Workforce, multi-generational, and affordable housing.

j. Increased storm water percolation, use, cleaning, and/or sequestration.

k. Energy sustainability and cost management.

l. Passive heating and cooling techniques.

m. Proximity to neighbors (light, ventilation, privacy).

n. Building height shall not exceed those building heights of the

applicable zoning district. The city commission may further limit heights.

~~(2) No building within the innovative residential development shall be located closer than 15 feet to any street or street right-of-way. No building with residential dwellings shall be closer than 20 feet to any nonaccessory building, except single-family dwellings may be attached or less than 20 feet apart. Additional setback requirements may be imposed by the city commission to provide adequate light, ventilation, privacy and other appropriate features.~~

~~(3) The maximum building height shall not exceed those building heights presented in the applicable zoning district and the city commission may further limit heights.~~

~~(g) *Open spaces.* Innovative residential developments which receive density bonuses in accordance with subsection (e) of this section shall comply with the following provisions:~~

~~(1) In all such innovative residential developments at least 40 percent of the site, exclusive of aquatic areas, shall be devoted to open space. Of this required open space area, no more than 25 percent may be utilized privately by individual owners or users of the innovative residential development. At least 75 percent of the required open space area must be common open space.~~

~~(2) No area may be considered as common open space within an innovative residential development unless it meets the following requirements:~~

~~a. The location, shape, size and character of the common open space is suitable for the development.~~

~~b. The common open space is for amenity or recreational purposes and the uses authorized are appropriate to the scale and character of the development based on consideration of its size, density, expected population, topography and the number and type of dwellings provided.~~

~~c. The common open space will be suitably improved for its intended use, except that common space containing natural features worthy of preservation should be left unimproved. The buildings, structures and improvements to be permitted in the common open space are appropriate to the uses which are authorized for the common open space.~~

~~d. No parking facilities will be included in areas designated as common open space unless the parking facilities are intended to provide access to the common open space area and are not intended to meet~~

~~the ordinance requirements for other uses. No streets will be designated as common open space.~~

~~e. If buildings or structures are to be constructed in the common open space, the developer will provide a bond or other adequate assurances that the buildings and structures will be completed. The planning director shall release the bond or other assurances when the buildings and structures have been completed according to the development plan.~~

(g) *Common open Space.* If buildings or structures are to be constructed in the common open space, the developer will provide a bond or other adequate assurances that the buildings and structures will be completed. The planning director shall release the bond or other assurances when the buildings and structures have been completed according to the development plan.

(h) *Compatibility with adjacent development.* If topographical or other barriers near the of the innovative ~~residential~~ community development do not provide reasonable privacy for existing or potential uses adjacent to the development, the city commission shall require buildings in the innovative ~~residential~~ community development to be set back an adequate distance from the perimeter of the innovative ~~residential~~ community development or require an attractively designed and maintained buffer in the form of vegetation, fencing, walls and/or berms. ~~In no case shall buildings in the innovative residential development be closer than 25 feet to an adjacent lot in an E-1, R-1, R-2, R-3, R-4 or R-5 zone.~~

(i) *Unified control.* All land intended to be included in the innovative ~~residential~~ community development shall be under the legal control of the applicant, whether that applicant be an individual, partnership or corporation or group of individuals, partnerships and/or corporations.

(j) *Maintenance of common areas.* Common open space, streets and any area or facility designated by the city commission as a shared area will comply with the following provisions:

(1) The property will be conveyed under one of the following options:

a. To a public agency which agrees to maintain the property and buildings or structures placed on it; or

b. To an association of owners and/or tenants, created as a nonprofit corporation under the laws of the state, which shall adopt and impose articles of incorporation and bylaws and adopt and impose a declaration of covenants and restrictions that are acceptable to the city commission as providing for the continuing care of the property.

(2) The property may not be put to a use not specified in the development plans unless the development plans are first amended to permit the use. However,

no change of use may be considered as a waiver of any of the covenants limiting the use of the property, and all rights to enforce these covenants against any use permitted are expressly reserved.

(3) If the property is not conveyed to a public agency, the covenants and restrictions that govern the association of owners and/or tenants will at least include the following provisions:

a. Membership must be mandatory for each home buyer or tenant and each successive buyer or tenant.

b. The association must be responsible for liability insurance, local taxes and the maintenance of property.

c. Owners and tenants must pay their pro rata share of the cost.

d. The association must be able to adjust assessments to meet changing needs.

e. The city must be authorized to enforce these and other provisions governing the use, improvement, and maintenance of the property.

(4) If the property is not conveyed to a public agency, then, in addition to those requirements set forth hereinabove, there shall be delivered to the building official at or before the time the first building permit is obtained an instrument in recordable form containing:

a. A legal description of the property upon which the dwelling units are to be constructed;

b. A statement of the total area contained within such description;

c. A statement of the number of existing or proposed units ~~situate~~ located on the subject property;

d. A statement of the number of dwelling units for which the application is made;

e. A restriction prohibiting any further development or construction beyond what is set forth in the instrument.

The building official shall thereafter issue permits in accordance with what is set forth in the aforesaid instrument provided all other requirements of this chapter are met and thereafter no further permits shall be issued for any additional units on the tract described. The instrument shall be recorded to place all persons on notice of its contents and limitations upon further building.

(k) *Utility easements.* Easements necessary for the orderly extension and maintenance of public utilities may be required as a condition of approval.

(l) *Other standards.* All innovative community ~~residential~~ developments will comply with regulations affecting signs referred to in section 125-310, and applicable portions of the city's regulations governing subdivisions. The city commission may also establish additional requirements which it considers necessary to ensure that

an innovative ~~residential~~ community development conforms to the intent of this section.

(m) *Special application requirements.* When an application is submitted for conditional use approval of an innovative ~~residential~~ community development, the following items will be submitted in addition to other information submitted in accordance with section 125-236, the city's subdivision regulations or other city laws:

(1) Statements describing in detail the character and intended use of the development.

(2) Material which presents firm evidence of unified control of the entire area within the proposed innovative ~~residential~~ community development, including a certificate of apparent ownership and encumbrance with the opinion of counsel representing the applicant establishing that the applicant has the unrestricted right to impose all of the covenants and conditions upon the land as are contemplated by the provisions of these regulations.

(3) A statement of the applicant's intentions with regard to the future selling or leasing of all or portions of the innovative ~~residential~~ community development, such as land areas and dwelling units.

(4) A statement indicating the justification for any desired density bonuses.

(5) Agreements, provisions, and covenants which govern the use, maintenance, and continued protection of the innovative ~~residential~~ community development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.

(6) Additional information needed to demonstrate compliance with the standards in this section and those referred to in section 125-242.

SECTION 2. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance which shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 3. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 4. This Ordinance shall be and become effective immediately upon final passage.

APPROVED AS TO FORM AND

CORRECTNESS:

_____

Sara Hedges, Esq.

CITY ATTORNEY

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 24-032 was duly advertised in the St. Lucie News Tribune on Sunday, July 28, 2024, and Sunday, August 18, 2024; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on _____, 2024; and was duly introduced, read by title only, and passed on second and final reading _____, 2024, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this _____of _____, 2024.

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

(CITY SEAL)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Legislative Hearing - Ordinance 24-032 – Innovative Community Development

NOTICES PROVIDED PURSUANT TO: City Code Section 125-37 of the Code of Ordinances of the City of Fort Pierce and Chapter 166.041 of Florida State Statutes.

NOTICE BY NEWSPAPER: July 28th, 2024, **and,** August 18th, 2024.

NOTICE BY MAIL: N/A

NOTICE BY SIGNS: N/A

VERIFIED BY: Kev Freeman **TITLE:** Planning Director

SIGNATURE: **DATE:** July 30th, 2024

THE SUNRISE CITY
FORT PIERCE
Florida
CITY ATTORNEY'S OFFICE

TO: Kev Freeman, Planning Director

FROM: Sara Hedges, City Attorney SH

RE: Amendment to 125-243 Innovative Residential Development (Innovative Community Development)

CAO RLS FILE: RLS 24-226

DATE: June 26, 2024

I have reviewed the above Request for Legal Services (RLS). The Ordinance originally provided was in track changes format and not with underline/strike through language for an Ordinance. I have changed the Ordinance to underline/strike through and worked from that version, which you previously reviewed and approved.

Changes from that point have been marked with track changes and uploaded as such for your review. The suggested changes have been incorporated into a Clean Copy version, uploaded to Agenda Quick.

Please review the Ordinance carefully to ensure the Ordinance reads as you intended with the change to the underline/strike through. In the future, please make sure Ordinances are submitted in that format.

If the Ordinance language is what you intended, the Clean Copy version is approved as to form and correctness.

Please also note, this Ordinance plays into at least one other Ordinance currently being reviewed. You will need to make sure all Ordinances are approved in the appropriate order by the City Commission to not create the need for future amendments to create consistency. Additionally, if an Ordinance is not approved, you will need to make the appropriate adjustments.

If you have any questions, please do not hesitate to contact this Office via phone or e-mail.

Thank you.
SH/mm

City Commission Regular Meeting - 5:05 pm **12. I.**

Meeting Date: 08/19/2024

Re: 24-035 Koa Bay CDD

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Legislative Hearing - Ordinance 24-034 establishing the Koa Bay Community Development District which is generally located north of W. Midway Road, south of Okeechobee Road, and west of Interstate 95, and contains approximately 200.23+/- acres, as shown on the map below. FIRST READING

SUMMARY:

The ordinance will create the Koa Bay Community Development District (CDD). The proposed CDD is generally located north of W. Midway Road, south of Okeechobee Road, and west of Interstate 95, and contains approximately 200.23+/- acres, as shown on the map below.

The proposed CDD is designed to provide a financing mechanism, as well as a long-term operation and maintenance entity, for community infrastructure and services, including but not limited to, the funding and construction of parks and facilities for indoor and outdoor recreational, cultural and educational uses, and security for the site, including but not limited to guardhouses, fences, gates, etc. as authorized and described by Section 190.012(2), Florida Statutes.

RECOMMENDATION:

Adopt the Ordinance.

ALTERNATIVES:

Do not adopt.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

Sara Hedges, City Attorney
Kev Freeman, Planning Director
Lutak Rock LLP - Tallahassee

Fiscal Impact

OTHER INFORMATION:

No fiscal impact to the City.

Attachments

24-034
Exhibit A - Petition
Legal Ad
Location Map
City Attorney Approval
Planning Memo

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	07/18/2024 04:56 PM

Form Started By: Linda Cox
Started On: 07/16/2024 02:53 PM
Final Approval Date: 08/01/2024

ORDINANCE NO. 24-034

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **ESTABLISHING THE KOA BAY COMMUNITY DEVELOPMENT DISTRICT** PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR THE NAME, POWERS, AND DUTIES; PROVIDING FOR DESCRIPTION AND BOUNDARIES; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING NOTICE OF REQUIREMENTS; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a Petition to establish the Koa Bay Community Development District ("District") was submitted by Koa Bay Development, LLC to the City Commission of the City of Fort Pierce, Florida ("City") pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, attached hereto as Exhibit 1; and

WHEREAS, the District will constitute a timely, efficient, effective, responsive, and economic method of delivering community development services, in the area described in Exhibit 1, thereby providing the best alternative for delivering community development services and facilities to the proposed community without imposing an additional burden on the general population of the local general-purpose government; and

WHEREAS, establishment of the proposed District, in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources; and

WHEREAS, the City finds that the statements contained in the Petition are true and correct; and

WHEREAS, the creation of the District is not inconsistent with any applicable element or portion of the State comprehensive plan or Comprehensive Plan of the City; and

WHEREAS, the area of land within the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community; and

WHEREAS, the area that will be served by the District is amenable to separate special district government; and

WHEREAS, the creation of the District is the best alternative for delivering community development services and facilities to the area that will be served by the District; and

WHEREAS, that the community development services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services; and

WHEREAS, the establishment of the District shall not act to amend any land development approvals and/or regulations governing the land area to be included within the District; and

WHEREAS, the City has held a public hearing on the Petition in accordance with the requirements and procedures of Section 190.005(2)(b), Florida Statutes; and

WHEREAS, the City has considered the record of the public hearing and the factors set forth in Section 190.005(2)(c).

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AS FOLLOWS:

SECTION 1. The foregoing findings, which are expressly set forth herein, are hereby adopted and made a part hereof.

SECTION 2. The "Koa Bay Community Development District" ("District") is hereby established for the area of land and with the external boundaries as described in Exhibit 2, attached hereto, said boundaries encompassing approximately 200.23 acres of land, more or less, pursuant to Section 190.005(2), Florida Statutes.

SECTION 3. The District is granted all general powers authorized pursuant to Section 190.011, Florida Statutes, and the special powers authorized pursuant to Section 190.012(1), Florida Statutes, Section 190.012(3), Florida Statutes, and Sections 190.012(2)(a) and (d), Florida Statutes.

SECTION 4. The five persons designated to serve as initial members of the District's Board of Supervisors are: Roland Labonte, Richard Polidori, Jacob Webb, Joseph Slay, Sr. and Ryan Perna.

SECTION 5. Non ad valorem special assessments, as defined in Chapter 190, Florida Statutes, shall only be levied by the District on those lands included within the District boundary and in accordance with Chapter 190, Florida Statutes.

SECTION 6. The District shall provide public notice of all meetings pursuant to law.

SECTION 7. In the event that the District established hereunder is terminated for any reason, the City shall in no way be required to accept ownership and/or maintenance responsibility for the road rights of way, stormwater management and drainage systems, street lighting or other improvements that are necessary for the development in the District without the City's express written consent. In the event of termination, the District shall be responsible for ensuring the transfer of such ownership and maintenance responsibilities to an appropriate entity other than the City as authorized by law.

SECTION 8. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 9. All Ordinances or parts of Ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 10. This Ordinance is and the same shall become effective immediately upon final passage hereof.

APPROVED AS TO FORM
& CORRECTNESS:

_____
Sara K. Hedges, Esq.
City Attorney

STATE OF FLORIDA
COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 24-034 was duly advertised in the St. Lucie News Tribune on August 9, 2024, August 16, 2024, August 23, 2024 and August 30, 2024; copy of said Ordinance and the Petition Exhibit was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on August 19, 2024; and was duly introduced, read by title only, and passed on adoption and final reading September 3, 2024 by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 3rd day of September, 2024.

_____
Linda Hudson
Mayor Commissioner

_____
Linda W. Cox
City Clerk

(CITY SEAL)

Exhibit 1

Petition to Establish Koa Bay Community Development District

Exhibit 2

Legal Description and Map of Kay Bay Community Development District

BEFORE THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA

PETITION TO ESTABLISH A COMMUNITY DEVELOPMENT DISTRICT

Petitioner, Koa Bay Development, LLC ("Petitioner"), hereby petitions the City Commission of the City of Fort Pierce, Florida, pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes, to establish a Community Development District ("District") with respect to the land described herein. In support of this petition, Petitioner states:

1. Location and Size. The proposed District is located entirely within the City of Fort Pierce, Florida, and covers approximately 200.23 acres of land, more or less. **Exhibit 1** depicts the general location of the proposed District. The site is generally located north of W. Midway Road, south of Okeechobee Road, and west of Interstate 95. The metes and bounds description of the external boundary of the proposed District is set forth in **Exhibit 2**.

2. Excluded Parcels. There are no parcels within the external boundaries of the proposed District which are to be excluded from the District.

3. Landowner Consents. Petitioner has obtained written consent to establish the proposed District from the owners of one hundred percent (100%) of the real property located within the proposed District in accordance with Section 190.005, Florida Statutes. Consent to the establishment of a community development district is contained in **Exhibit 3**.

4. Initial Board Members. The five (5) persons designated to serve as initial members of the Board of Supervisors of the proposed District are as follows:

Name: ROLAND LABONTE
Address: 376 EAGLE DRIVE JUPITER, FL 33477

Name: RICHARD POLIDORI
Address: 800 NE 36TH STREET, BOCA RATON, FL 33431

Name: JACOB WEBB
Address: 5839 W. HIRLAWAY ROAD, PALM BEACH GARDENS, FL 33418

Name: JOSEPH SLAY SR.
Address: 2354 BELLAROSA CIRCLE, WEST PALM BEACH, FL 33411

Name: RYAN PERNA
Address: 622 NW 38th CIRCLE, BOCA RATON, FL 33431

All of the listed person are citizens of the United States and residents of the State of Florida.

5. Name. The proposed name of the District is Koa Bay Community Development District.

6. Major Water and Wastewater Facilities. There are no existing major trunk water mains and wastewater interceptors within the currently undeveloped lands to be included within the proposed District. **Exhibit 4** shows the proposed major trunk water mains and sewer connections serving the lands within and around the proposed District.

7. District Facilities and Services. **Exhibit 5** describes the type of facilities Petitioner presently expects the proposed District to finance, fund, construct, acquire and install, as well as the estimated costs of construction. At present, these improvements are estimated to be made, acquired, constructed and installed in over an estimated 3-year period from 2024 – 2027. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

8. Existing and Future Land Uses. The existing use of the lands within the proposed District is vacant. The future general distribution, location and extent of the public and private land uses within and adjacent to the proposed District by land use plan element are shown in **Exhibit 6**. These proposed land uses are consistent with the City of Fort Pierce Comprehensive Plan.

9. Statement of Estimated Regulatory Costs. **Exhibit 7** is the statement of estimated regulatory costs ("SERC") prepared in accordance with the requirements of Section 120.541, Florida Statutes. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

10. Authorized Agents. The Petitioner is authorized to do business in the State of Florida. The Petitioner has designated Jere Earlywine as its authorized agent. See **Exhibit 8** - Authorization of Agent. Copies of all correspondence and official notices should be sent to:

Jonathan T. Johnson
Jonathan.Johnson@kutakrock.com
Kutak Rock LLP
107 West Collage Avenue
Tallahassee, Florida 32301

11. This petition to establish the Koa Bay Community Development District should be granted for the following reasons:

a. Establishment of the proposed District and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of the effective State Comprehensive Plan or the City of Fort Pierce Comprehensive Plan.

b. The area of land within the proposed District is part of a planned community. It is of sufficient size and is sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. The establishment of the proposed District will prevent the general body of taxpayers in City of Fort Pierce from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the proposed District. The proposed District is the best alternative for delivering community development services and facilities to the proposed community without imposing an additional burden on the general population of the local general-purpose government. Establishment of the proposed District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the proposed District will not be incompatible with the capacity and use of existing local and regional community development services and facilities. In addition, the establishment of the proposed District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the proposed District's services and facilities.

e. The area to be served by the proposed District is amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests the City Commission of the City of Fort Pierce, Florida to:

a. schedule a public hearing in accordance with the requirements of Section 190.005(2)(b), Florida Statutes;

b. grant the petition and adopt an ordinance establishing the District pursuant to Chapter 190, Florida Statutes;

c. consent to the District exercise of certain additional powers to finance, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for: (1) parks and facilities for indoor and outdoor recreational, cultural and educational uses; and (2) security, including but not limited to, guardhouses, fences and gates,

electronic intrusion-detection systems, and patrol cars, each as authorized and described by Section 190.012(2), Florida Statutes; and

d. grant such other relief as may be necessary or appropriate.

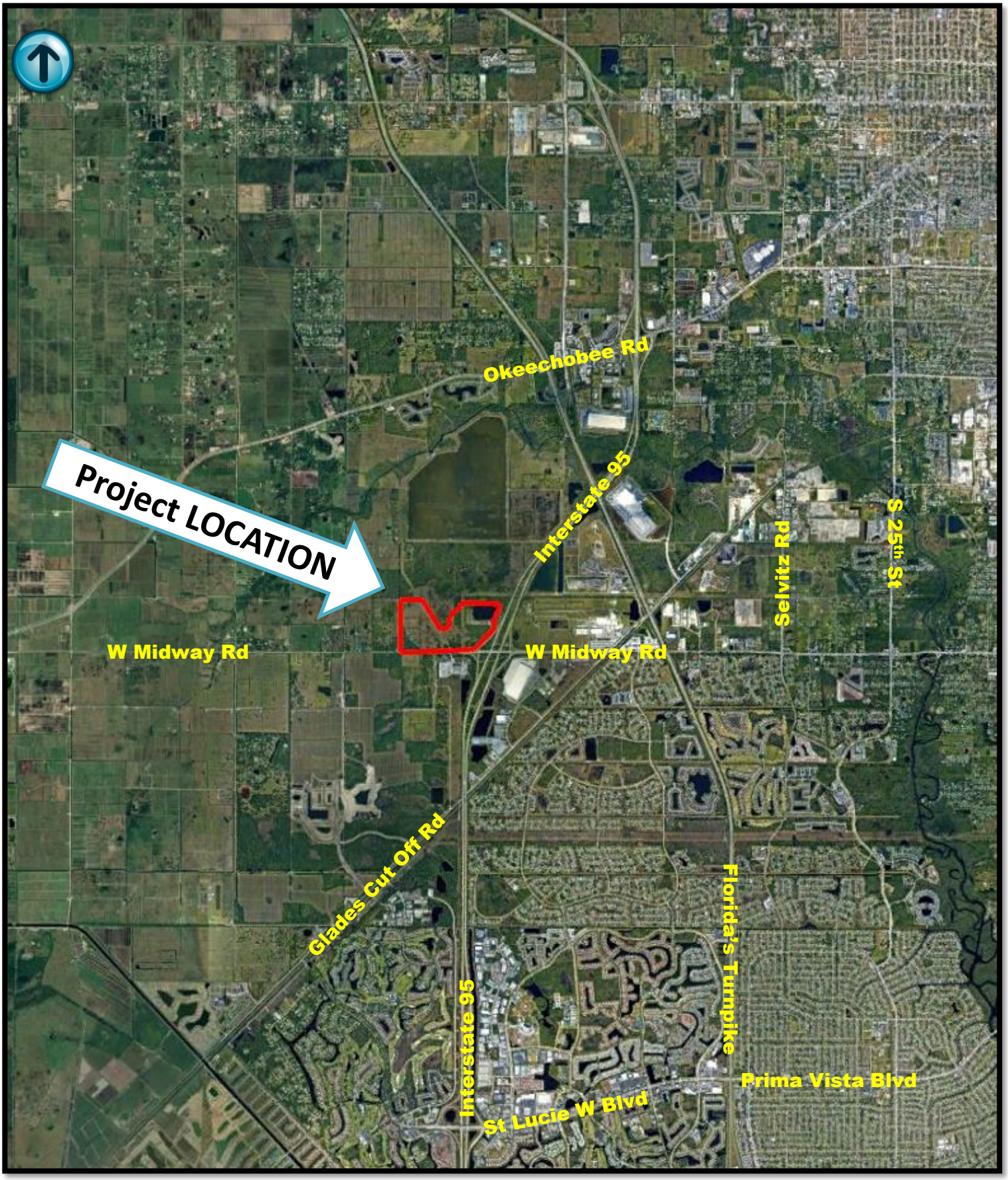
[Remainder of page intentionally blank]

RESPECTFULLY SUBMITTED, this 1st day of July, 2024.

KUTAK ROCK LLP

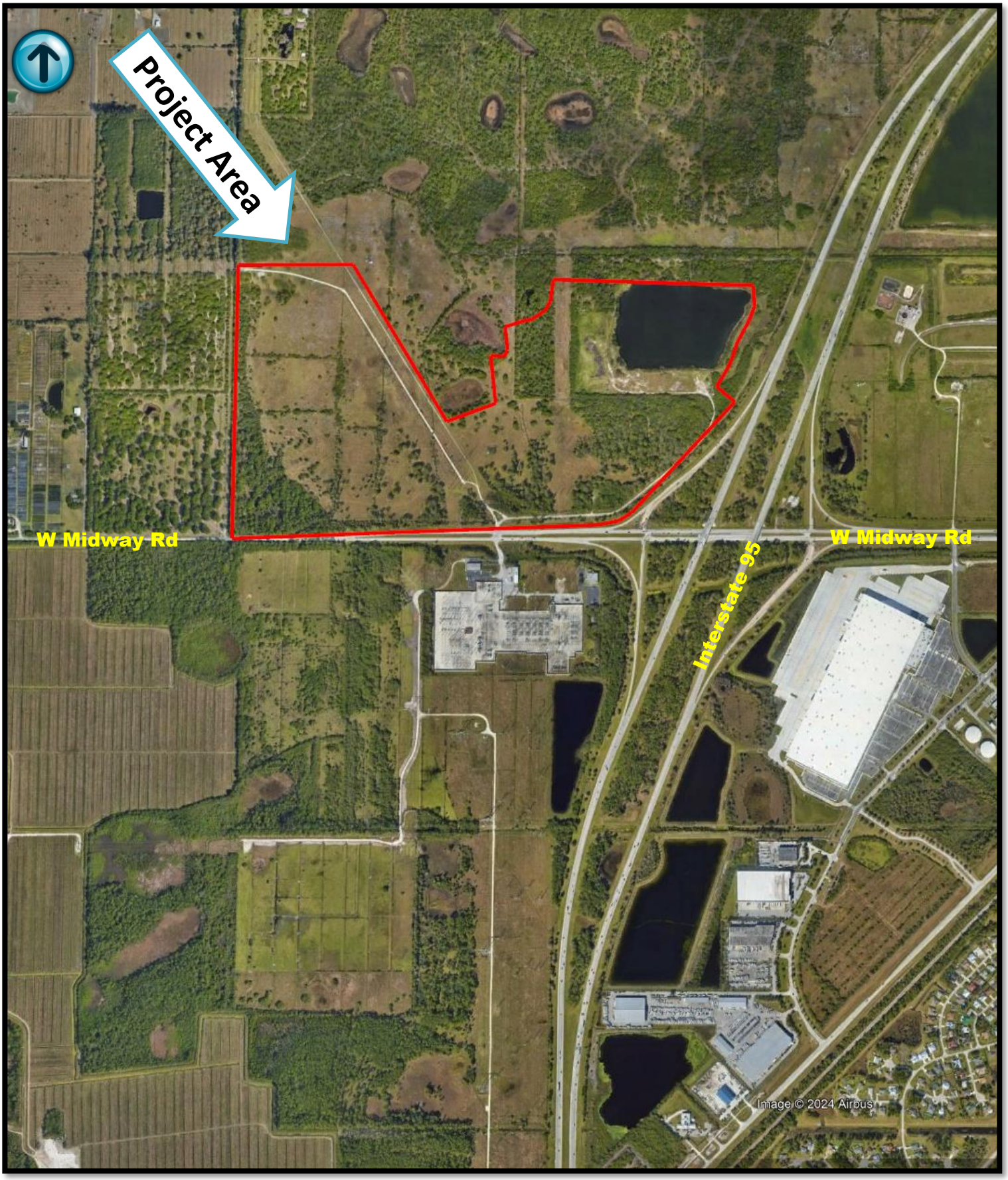
Jonathan T. Johnson
Jonathan.Johnson@kutakrock.com
Florida Bar No. 986460
107 West College Avenue
Tallahassee, Florida 32301
(850) 692-7300 (telephone)
(850) 692-7319 (facsimile)
Attorney for Petitioner

EXHIBIT 1



CAPTEC Engineering, Inc.
Civil Engineering Professionals

EXHIBIT 1 – VICINITY MAP
KOA BAY COMMUNITY DEVELOPMENT DISTRICT



CAPTEC Engineering, Inc.
Civil Engineering Professionals

EXHIBIT 2 – LOCATION MAP
KOA BAY COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 2

WILLOW LAKES, LLC
FORT PIERCE, FLORIDA

METES AND BOUNDS DESCRIPTION

A parcel of land lying in Sections 2 and 3, Township 36 South, Range 39 east in St. Lucie County, Florida and being more particularly described as follows:

Commencing at the northeast corner of said Section 3, thence N89°46'35"W along the north line of said Section 3 a distance of 2,622.04 feet to a point on the east right-of-way line of N.S.L.R.W.C.D. Canal No. 93 (a 78 feet wide right-of-way); thence S 00°02'49" W along the east right-of-way line of said N.S.L.R.W.C.D. Canal No. 93 a distance of 52.50 feet to a point on the north right-of-way line of a 200 feet wide FP&L easement as recorded in OR 377, pg. 2069-2076 and being the point of beginning of the following described parcel; thence S89°46'35"E along the north right-of-way line of said 200 feet wide FP&L easement and being parallel to the north line of said Section 3 a distance of 1,026.62 feet to a point on the east right-of-way line of a 60 feet wide FP&L easement as recorded in OR 119, pg. 404; thence S32°18'17"E along the east right-of-way line of said 60 feet wide FP&L easement a distance of 1,746.02 feet; thence N61°15'41"E a distance of 335.12 feet; thence N31°56'28"E a distance of 78.35 feet; thence N02°37'14"E a distance of 332.85 feet; thence N85°17'03"E a distance of 146.97 feet; thence N53°57'44"E a distance of 58.71 feet; thence N01°56'01"E a distance of 142.19 feet; thence N62°33'43"E a distance of 139.15 feet to the beginning of a curve concave to the northwest having a radius of 335.00 feet; thence northeasterly along the arc of said curve a distance of 365.79 feet through a central angle of 62°33'43"; thence N00°00'00"W a distance of 142.46 feet; thence S89°50'50"E a distance of 1,811.20 feet to the beginning of a curve concave to the southwest having a radius of 150.00 feet; thence southeasterly along the arc of said curve a distance of 308.52 feet through a central angle of 117°50'41"; thence S27°59'51"W a distance of 671.72 feet; thence S56°07'55"E a distance of 323.59 feet to a point on the west right-of-way line of State Road No. 9 (Interstate Highway No. 95) (width varies); thence S32°49'14"W along the west right-of-way of said State Road No. 9 a distance of 346.97 feet; thence S44°46'35"W along the west right-of- way line of said State Road No. 9 a distance of 339.92 feet to a point on the south right-of-way line of Access Road No. 1 as recorded in PB 24, pg. 4 J&K; thence N00°04'30"E a distance of 99.51 feet to a point on the north right-of-way line of said Access Road No. 1; thence S44°46'35"W along the north right-of-way line of said Access Road No. 1 a distance of 236.51 feet; thence departing said Access Road No. 1 N00°04'43"E a distance of 535.11 feet; thence s89°59'23"w a distance of 166.33 feet; thence S00°04'55"W a distance of 680.33 feet to a point on the north right-of-way line of said Access Road No. 1; thence S50°43'56"W along the north right-of-way line of said Access Road No. 1 a distance of 478.34 feet to the beginning of a curve concave to the north having a radius of 266.00 feet; thence westerly along the arc of said curve a distance of 171.53 feet through a central angle of 36°56'48"; thence s87°40'44"w along the north right-of-way line of said Access Road No. 1 a distance of 1,027.79 feet; thence S00°01'50"E a distance of 72.00 feet; thence S89°58'10"W a distance of 1,610.26 feet; thence S00°01'50"E a distance of 117.14 feet to a point on the north right-of-way line of White City Road (County Road 712) (a 70 feet wide right-of-way) ; thence N89°52'26"W along the north right -of-way of said White City Road (County Road 712) a distance of 786.28 feet to a point on the east right-of- way line of said N.S.L.R.W.C.D. Canal No. 93; thence N00°02'49"E along the east right-of-way line of said N.S.L.R.W.C.D. Canal No. 93 a distance of 2,564.70 feet to a point on the north right-of-way line of said 200 feet wide FP&L easement and being the point of beginning.

Containing 197.90 acres, more or less

Together with:

The west 1/2 of the west 1/2 of the west 1/2 of the southeast 1/4 of the northwest 1/4 of Section 2, Township 36 South, Range 39 East, less and except that portion of the property which was taken for I-95, of the Public Records of St. Lucie County, Florida.

Containing 2.33 acres, more or less.

Total parcel contains a net area of 200.23 acres, more or less.

EXHIBIT 3

CONSENT AND JOINDER TO ESTABLISHMENT OF A COMMUNITY DEVELOPMENT DISTRICT

The undersigned is the owner of certain lands more fully described in **Exhibit A** attached hereto and made a part hereof ("Property").

The undersigned understands and acknowledges that Petitioner intends to submit a petition to establish a community development district in accordance with the provisions of Chapter 190 of the Florida Statutes.

As the owner of lands which are intended to constitute all or a portion of the community development district, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, *Florida Statutes*, the Petitioner is required to include the written consent to the establishment of the community development district of one hundred percent (100%) of the owners of the lands to be included within the community development district.

The undersigned hereby consents to the establishment of the community development district which will include the Property within the lands to be a part of the community development district and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the community development district.

The undersigned acknowledges that the consent will remain in full force and effect until the community development district is established or a written revocation is issued, which ever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, a consent to establishment of the community development district in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the person executing this instrument.

[*signatures on following page*]

Executed this 21st day of February, 2024.

WITNESSES:

Roland Labonte,
a manager
Willow Lakes, LLC

Name: Jessica Cunningham

N/A
Name:
Title:

Name:

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 21st day of February, 2024, by Roland Labonte, as manager of Willow lakes LLC, who is ☐ personally known to me or ☑ produced Florida Drivers License as identification.

RMathers
(Official Notary Signature & Seal)

Print Name: Jeanne Renee Mathers
Notary Public, State of Florida

JEANNE RENEE MATHERS
Notary Public-State of Florida
Commission # HH 313849
My Commission Expires
February 08, 2025

Exhibit A: Property Description

WILLOW LAKES, LLC
FORT PIERCE, FLORIDA

METES AND BOUNDS DESCRIPTION

A parcel of land lying in Sections 2 and 3, Township 36 South, Range 39 east in St. Lucie County, Florida and being more particularly described as follows:

Commencing at the northeast corner of said Section 3, thence N89°46'35"W along the north line of said Section 3 a distance of 2,622.04 feet to a point on the east right-of-way line of N.S.L.R.W.C.D. Canal No. 93 (a 78 feet wide right-of-way); thence S 00°02'49" W along the east right-of-way line of said N.S.L.R.W.C.D. Canal No. 93 a distance of 52.50 feet to a point on the north right-of-way line of a 200 feet wide FP&L easement as recorded in OR 377, pg. 2069-2076 and being the point of beginning of the following described parcel; thence S89°46'35"E along the north right-of-way line of said 200 feet wide FP&L easement and being parallel to the north line of said Section 3 a distance of 1,026.62 feet to a point on the east right-of-way line of a 60 feet wide FP&L easement as recorded in OR 119, pg. 404; thence S32°18'17"E along the east right-of-way line of said 60 feet wide FP&L easement a distance of 1,746.02 feet; thence N61°15'41"E a distance of 335.12 feet; thence N31°56'28"E a distance of 78.35 feet; thence N02°37'14"E a distance of 332.85 feet; thence N85°17'03"E a distance of 146.97 feet; thence N53°57'44"E a distance of 58.71 feet; thence N01°56'01"E a distance of 142.19 feet; thence N62°33'43"E a distance of 139.15 feet to the beginning of a curve concave to the northwest having a radius of 335.00 feet; thence northeasterly along the arc of said curve a distance of 365.79 feet through a central angle of 62°33'43"; thence N00°00'00"W a distance of 142.46 feet; thence S89°50'50"E a distance of 1,811.20 feet to the beginning of a curve concave to the southwest having a radius of 150.00 feet; thence southeasterly along the arc of said curve a distance of 308.52 feet through a central angle of 117°50'41"; thence S27°59'51"W a distance of 671.72 feet; thence S56°07'55"E a distance of 323.59 feet to a point on the west right-of-way line of State Road No. 9 (Interstate Highway No. 95) (width varies); thence S32°49'14"W along the west right-of-way of said State Road No. 9 a distance of 346.97 feet; thence S44°46'35"W along the west right-of- way line of said State Road No. 9 a distance of 339.92 feet to a point on the south right-of-way line of Access Road No. 1 as recorded in PB 24, pg. 4 J&K; thence N00°04'30"E a distance of 99.51 feet to a point on the north right-of-way line of said Access Road No. 1; thence S44°46'35"W along the north right-of-way line of said Access Road No. 1 a distance of 236.51 feet; thence departing said Access Road No. 1 N00°04'43"E a distance of 535.11 feet; thence s89°59'23"w a distance of 166.33 feet; thence S00°04'55"W a distance of 680.33 feet to a point on the north right-of-way line of said Access Road No. 1; thence S50°43'56"W along the north right-of-way line of said Access Road No. 1 a distance of 478.34 feet to the beginning of a curve concave to the north having a radius of 266.00 feet; thence westerly along the arc of said curve a distance of 171.53 feet through a central angle of 36°56'48"; thence s87°40'44"w along the north right-of-way line of said Access Road No. 1 a distance of 1,027.79 feet; thence S00°01'50"E a distance of 72.00 feet; thence S89°58'10"W a distance of 1,610.26 feet; thence S00°01'50"E a distance of 117.14 feet to a point on the north right-of-way line of White City Road (County Road 712) (a 70 feet wide right-of-way) ; thence N89°52'26"W along the north right -of-way of said White City Road (County Road 712) a distance of 786.28 feet to a point on the east right-of- way line of said N.S.L.R.W.C.D. Canal No. 93; thence N00°02'49"E along the east right-of-way line of said N.S.L.R.W.C.D. Canal No. 93 a distance of 2,564.70 feet to a point on the north right-of-way line of said 200 feet wide FP&L easement and being the point of beginning.

Containing 197.90 acres, more or less

Together with:

The west 1/2 of the west 1/2 of the west 1/2 of the southeast 1/4 of the northwest 1/4 of Section 2, Township 36 South, Range 39 East, less and except that portion of the property which was taken for I-95, of the Public Records of St. Lucie County, Florida.

Containing 2.33 acres, more or less.

Total parcel contains a net area of 200.23 acres, more or less.

EXHIBIT 4

LEGEND

C.E. = CONTROL ELEVATION
CS = CONTROL STRUCTURE
= DRAINAGE FLOW DIRECTION
= BASIN BOUNDARY
= DRAINAGE STRUCTURES AND PIPING
= PROPOSED FLOW WAY / LAKE

NOTES:

1. ALL STORM DRAINAGE FACILITIES SHALL CONFROM TO CHAPTERS 17 AND 18 OF THE FORT PIERCE CODE OF ORDINANCES AND THE "STANDARD SPECIFICATIONS" ADOPTED BY THE CITY COMMISSION ON FEBRUARY 13, 1973, AS AMENDED.
2. ALL ELEVATIONS SHOWN ARE IN N.A.V.D.

Allowable Discharge

a) Evaluation Area (A)

Basin Area	=	***200.30 Ac.***

b) Allowable Discharge Rate

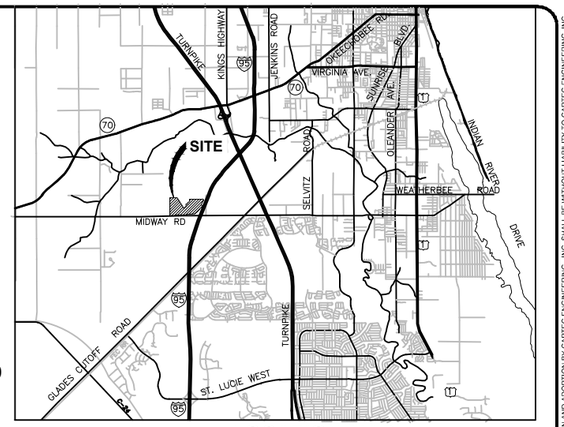
10yr. - 3 day Storm Discharge Rate[1]	=	***16.83 cfs***
25 yr. - 3 day Storm Discharge = (16.83 cfs * 1.25)	=	***21.04 cfs***

1. NSLRWCD has a 2" allowable discharge restriction for the 10yr/3day storm event over 24 hours

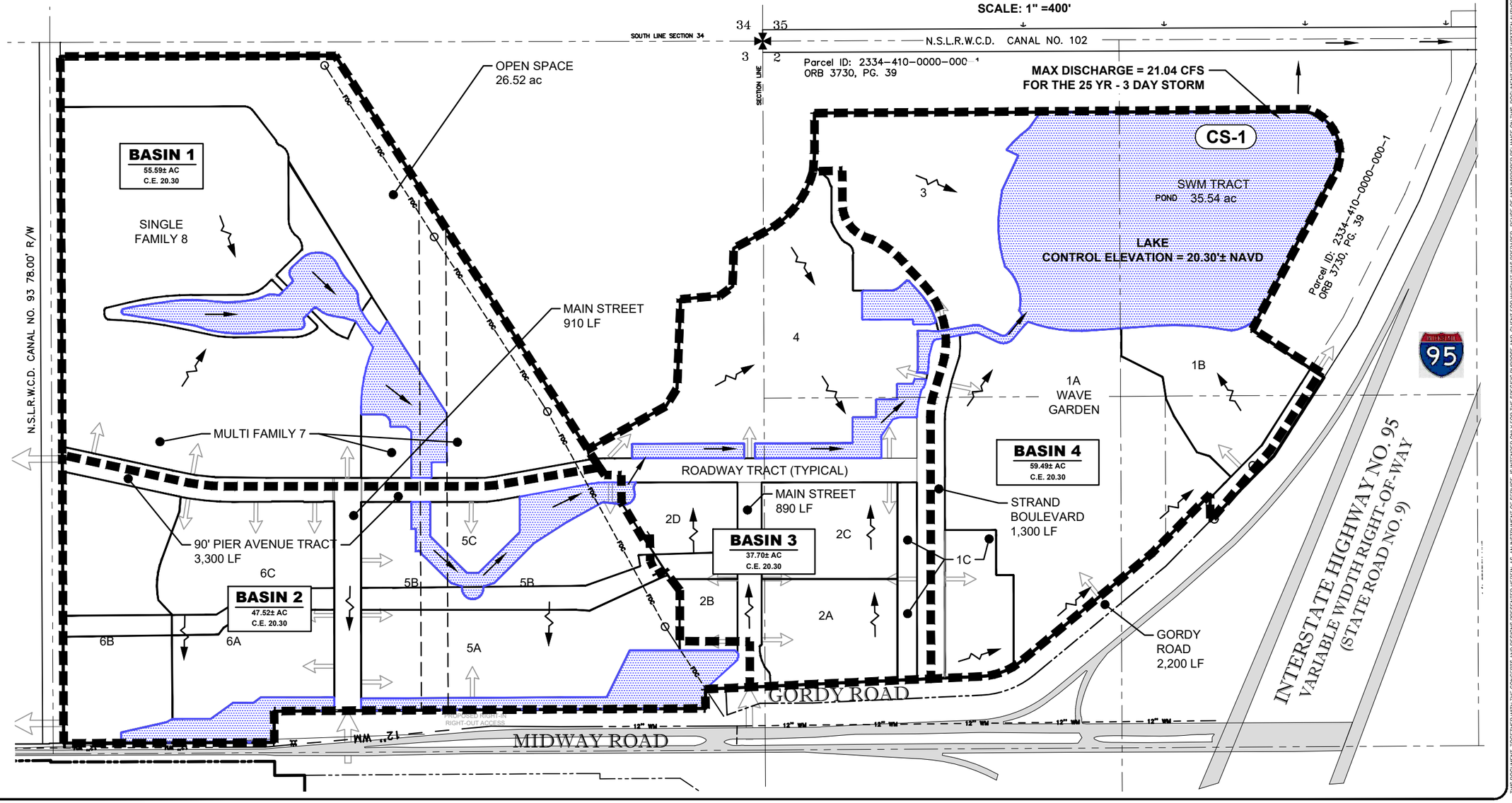
NORTH

200 0 200 400

SCALE: 1" =400'



LOCATION MAP



CAPTEC Engineering, Inc.
Civil Engineering Professionals
• 301 NW Flagler Ave
Stuart, Florida 34994
Phone: (772) 692-4344
Fax: (772) 692-4341
Engineering Business No. EB-0007657

DATE: 03/27/20
DRAWN BY: MDB
DESIGNED BY: SPM
CHECKED BY: JWC
PROJECT No.: 1888
HORZ. SCALE: 1" = 400'
VERT. SCALE: N/A
CADD FILE:

NO.	DATE	BY	REVISIONS

SCALE VERIFICATION
0 1
SOLID BAR IS EQUAL TO ONE INCH ON ORIGINAL DRAWING. ADJUST ALL SCALED DIMENSIONS ACCORDINGLY

KOA BAY CDD
CITY OF FT. PIERCE, FLORIDA
CONCEPTUAL STORMWATER MASTER PLAN

JOSEPH W. CAPRA
301 N.W. Flagler Ave.
Stuart, Florida 34994
P.E. No. 37638

Printed Date:

JOB No.: 1888
SHEET 1 OF 1

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY CAPTEC ENGINEERING, INC. SHALL BE WITHOUT LIABILITY TO CAPTEC ENGINEERING, INC.

LEGEND

C.E. = CONTROL ELEVATION
CS = CONTROL STRUCTURE
8" WM =CONST. WATER MAIN
12" WM =CONST. WATER MAIN
8" FM =CONST. SANITARY SEWER
= DRAINAGE STRUCTURES AND PIPING
= PROPOSED FLOW WAY / LAKE

200 0 200 400

SCALE: 1" =400'

SOUTH LINE SECTION 34
SECTION LINE
34
35
3
2
N.S.L.R.W.C.D. CANAL NO. 102
Parcel ID: 2334-410-0000-000-1
ORB 3730, PG. 39
N.S.L.R.W.C.D. CANAL NO. 93 78.00' R/W
OPEN SPACE
26.52 ac
SINGLE FAMILY 8
CONST. OF LIFT STATTION
MULTI FAMILY 7
MAIN STREET
910 LF
CONST. OF LIFT STATTION
CS-1
SWM TRACT
35.54 ac
LAKE
CONTROL ELEVATION = 20.30'± NAVD
Parcel ID: 2334-410-0000-000-1
ORB 3730, PG. 39
NORTH
1A
WAVE GARDEN
1B
STRAND BOULEVARD
1300 LF
ROADWAY TRACT (TYPICAL)
MAIN STREET
890 LF
PIER AVENUE
3300 LF
CONST. OF LIFT STATTION
CONNECT. TO EX. WM
COMMERCE AVE
2500 LF
CONNECT. TO EX. WM
CONNECT. TO EX. WM
CONNECT. TO EX. FM
CONNECT. TO EX. FM
GORDY ROAD
2,200 LF
GORDY ROAD
MIDWAY ROAD
PROPOSED RIGHT-IN RIGHT-OUT ACCESS
INTERSTATE HIGHWAY NO. 95
VARIABLE WIDTH RIGHT-OF-WAY
(STATE ROAD NO. 9)
95
2A
2B
2C
2D
3
4
5A
5B
5C
6A
6B
6C

• 301 NW Flagler Ave
Stuart, Florida 34994
Phone: (772) 692-4344
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Engineering Business No. EB-0007657
CAPTEC Engineering, Inc.
Civil Engineering Professionals

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DATE: 03/27/20
DRAWN BY: MDB
DESIGNED BY: SPM
CHECKED BY: JWC
PROJECT No.: 1888
HORZ. SCALE: 1" = 400'
VERT. SCALE: N/A
CADD FILE:

NO.	DATE	BY	REVISIONS

SCALE VERIFICATION
0 1
SOLID BAR IS EQUAL TO ONE INCH ON ORIGINAL DRAWING. ADJUST ALL SCALED DIMENSIONS ACCORDINGLY

KOA BAY CDD
CITY OF FT. PIERCE, FLORIDA

CONCEPTUAL UTILITY MASTER PLAN

JOSEPH W. CAPRA
301 N.W. Flagler Ave.
Stuart, Florida 34994
P.E. No. 37638

Printed Date:

JOB No.: 1888
SHEET 1 OF 1

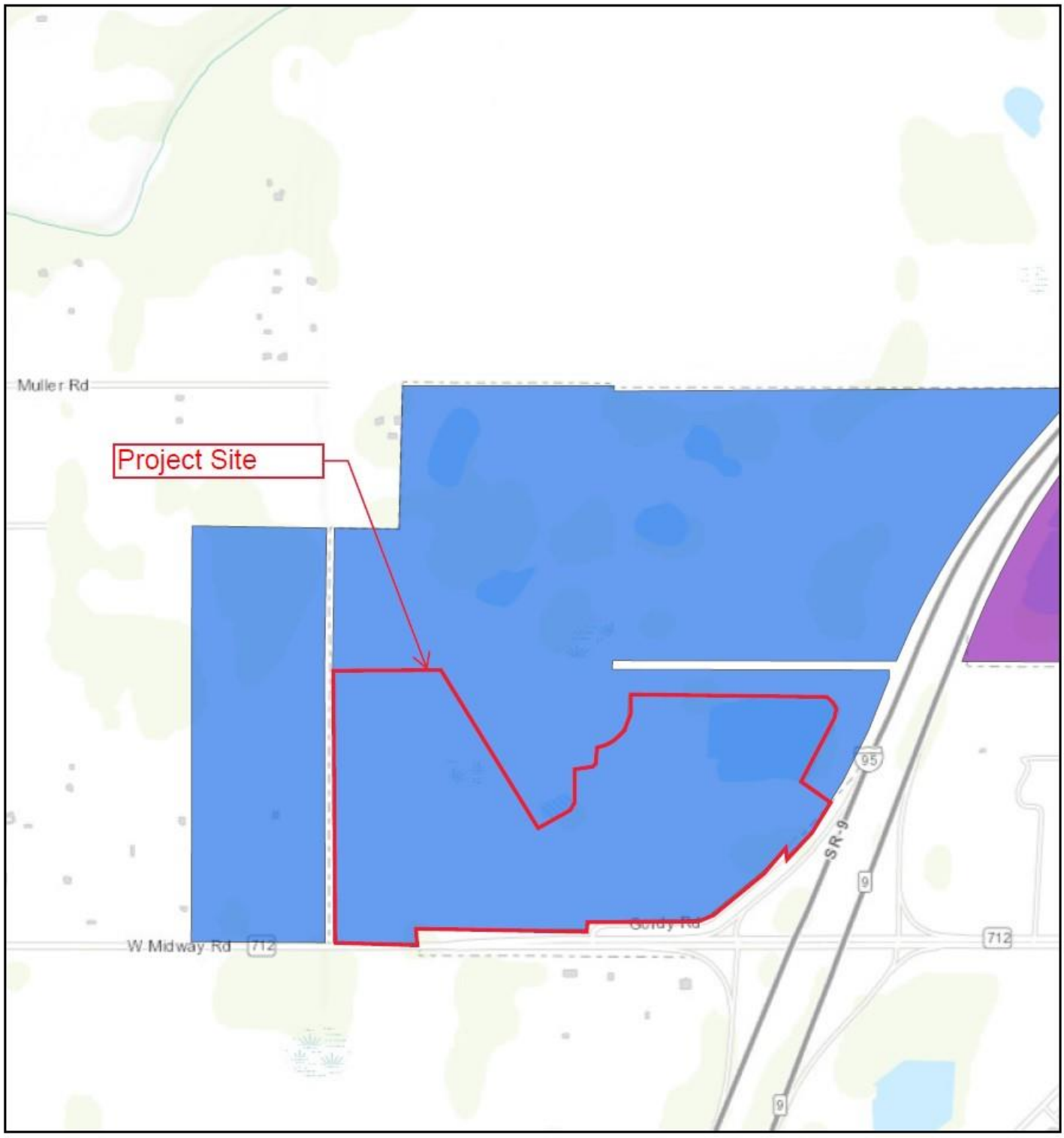
EXHIBIT 5

Koa Bay Community Development District
Proposed Facilities, Estimated Costs and Construction Timeline

PROPOSED FACILITIES & ESTIMATED COSTS				
Improvement	**Estimated Cost**	**Construction Entity**	**Final Owner**	**Maintenance Entity**
Stormwater Management System	$8,444,250	CDD	CDD	CDD
Roadways	$16,210,000	CDD	CDD	CDD
Water & Wastewater Systems	$4,529,110	CDD	CDD	County
Undergrounding of Conduit	$1,500,000	CDD	CDD	CDD
Hardscaping, Landscape, Irrigation	$2,431,500	CDD	CDD	CDD
Offsite Improvements	$4,000,000	CDD	County	County
Professional Services	$3,711,490	N/A	N/A	N/A
10% Contingency	$4,082,600	N/A	N/A	N/A
TOTAL	**$44,909,000**			

Construction Timeline Estimate: 2024 through 2027

EXHIBIT 6



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Future Land Use

INST, Institutional

MXD, Mixed Use Development

CAPTEC Engineering, Inc.
Civil Engineering Professionals

EXHIBIT 3 – LAND USE MAP
KOA BAY COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 7

KOA BAY
COMMUNITY DEVELOPMENT DISTRICT

Statement
of
Estimated Regulatory Costs

June 18, 2024

Provided by

Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Phone: 561-571-0010
Fax: 561-571-0013
Website: www.whhassociates.com

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to establish the Koa Bay Community Development District ("District") in accordance with the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes (the "Act"). The proposed District will comprise approximately 200.23 +/- acres of land located within the City of Fort Pierce, Florida (the "City") and is projected to contain approximately 1,086 residential dwelling units and 326,150 square feet of retail space, which will make up the Koa Bay development. The limitations on the scope of this SERC are explicitly set forth in Section 190.002(2)(d), Florida Statutes ("F.S.") (governing District establishment) as follows:

> "*That the process of establishing such a district pursuant to uniform general law be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant* (emphasis added)."

1.2 Overview of the Koa Bay Community Development District

The District is designed to provide public infrastructure, services, and facilities along with operation and maintenance of the same to a master planned mixed-use development currently anticipated to contain a total of approximately 1,086 residential dwelling units and 326,150 square feet of retail space, all within the boundaries of the District. Tables 1 and 2 under Section 5.0 detail the anticipated improvements and ownership/maintenance responsibilities the proposed District is anticipated to construct, operate and maintain.

A community development district ("CDD") is an independent unit of special purpose local government authorized by the Act to plan, finance, construct, operate and maintain community-wide infrastructure in planned community developments. CDDs provide a "solution to the state's planning, management and financing needs for delivery of capital infrastructure in order to service projected growth without overburdening other governments and their taxpayers." Section 190.002(1)(a), F.S.

A CDD is not a substitute for the local, general purpose government unit, i.e., the city or county in which the CDD lies. A CDD does not have the permitting, zoning or policing powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating and maintaining public infrastructure for developments, such as Koa Bay.

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S., defines the elements a statement of estimated regulatory costs must contain:

(a) An economic analysis showing whether the rule directly or indirectly:

1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of $1 million in the aggregate within 5 years after the implementation of the rule;
2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of $1 million in the aggregate within 5 years after the implementation of the rule; or
3. Is likely to increase regulatory costs, including any transactional costs, in excess of $1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses. (Fort Pierce, according to Census 2020, has a population of 47,297; therefore, it is not defined as a small City for the purposes of this requirement.)

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

Note: the references to "rule" in the statutory requirements for the Statement of Estimated Regulatory Costs also apply to an "ordinance" under section 190.005(2)(a), F.S.

2.0 An economic analysis showing whether the ordinance directly or indirectly:

1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance;

2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance; or

3. Is likely to increase regulatory costs, including any transactional costs, in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance.

The ordinance establishing the District is not anticipated to have any direct or indirect adverse impact on economic growth, private sector job creation or employment, private sector investment, business competitiveness, ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation. Any increases in regulatory costs, principally the anticipated increases in transactional costs as a result of imposition of special assessments by the District will be the direct result of facilities and services provided by the District to the landowners within the District. However, as property ownership in the District is voluntary and all additional costs will be disclosed to prospective buyers prior to sale, such increases should be considered voluntary, self-imposed and offset by benefits received from the infrastructure and services provided by the District.

2.1 Impact on economic growth, private sector job creation or employment, or private sector investment in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance.

The purpose for establishment of the District is to provide public facilities and services to support the development of a new, master planned mixed-use development. The development of the approximately 200.23 +/- acres anticipated to be within the District will promote local economic activity, create local value, lead to local private sector investment and is likely to result in local private sector employment and/or local job creation.

Establishment of the District will allow a systematic method to plan, fund, implement, operate and maintain, for the benefit of the landowners within the District, various public facilities and services. Such facilities and services, as further described in Section 5, will allow for the development of the land within the District. The provision of District's infrastructure and the subsequent development of land will generate private economic activity, economic growth, investment and employment, and job creation. The District intends to use proceeds of indebtedness to fund construction of public infrastructure, which will be constructed by private firms, and once constructed, is likely to use private firms to operate and maintain such infrastructure and provide services to the landowners and residents of the District. The private developer of the land in the District will use its private funds to conduct the private land development and construction of an anticipated approximately 1,086 residential dwelling units and 326,150 square feet of retail space, the construction, sale, and continued use/maintenance of which will involve private firms. While similar economic growth, private sector job creation or employment, or private sector investment could be achieved in absence of the District by the private sector alone, the fact that the establishment of the District is initiated by the private developer means that the private developer considers the establishment and continued operation of the District as beneficial to the process of land development and the future economic activity taking

place within the District, which in turn will lead directly or indirectly to economic growth, likely private sector job growth and/or support private sector employment, and private sectorinvestments.

2.2 Impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance.

When assessing the question of whether the establishment of the District is likely to directly or indirectly have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation, one has to compare these factors in the presence and in the absence of the District in the development. When the question is phrased in this manner, it can be surmised that the establishment of the District is likely to not have a direct or indirect adverse impact on business competitiveness, productivity, or innovation versus that same development without the District. Similar to a purely private solution, District contracts will be bid competitively as to achieve the lowest cost/best value for the particular infrastructure or services desired by the landowners, which will insure that contractors wishing to bid for such contracts will have to demonstrate to the District the most optimal mix of cost, productivity and innovation. Additionally, the establishment of the District for the development is not likely to cause the award of the contracts to favor non-local providers any more than if there was no District. The District, in its purchasing decisions, will not vary from the same principles of cost, productivity and innovation that guide private enterprise.

2.3 Likelihood of an increase in regulatory costs, including any transactional costs, in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance.

The establishment of the District will not increase any regulatory costs of the State or the City by virtue that the District will be one of many already existing similar districts within the State and also one of a many already existing similar districts in the City. As described in more detail in Section 4, the proposed District will pay a one-time filing fee to the City to offset any expenses that the City may incur in holding a local public hearing on the petition. Similarly, the proposed District will pay annually the required Special District Filing Fee, which fee is meant to offset any State costs related to its oversight of all special districts in the State.

The establishment of the District will, however, directly increase regulatory costs to the landowners within the District. Such increases in regulatory costs, principally the anticipated increases in transactional costs as a result of likely imposition of special assessments and use fees by the District, will be the direct result of facilities and services provided by the District to the landowners within the District. However, as property ownership in the District is completely voluntary, all current property owners must consent to the establishment of the District and all initial prospective buyers will have such additional transaction costs disclosed to them prior to sale, as required by State law. Such costs, however, should be considered voluntary, self-imposed, and as a tradeoff for the services and facilities provided by the District.

The District will incur overall operational costs related to services for infrastructure maintenance, landscaping, and similar items. In the initial stages of development, the costs will likely be minimized. These operating costs will be funded by the landowners through direct funding agreements or special assessments levied by the District. Similarly, the District may incur costs associated with the issuance

and repayment of special assessment revenue bonds. While these costs in the aggregate may approach the stated threshold over a five year period, this would not be unusual for a Project of this nature and the infrastructure and services proposed to be provided by the District will be needed to serve the Project regardless of the existence of the District. Thus, the District-related costs are not additional development costs. Due to the relatively low cost of financing available to CDDs, due to the tax-exempt nature of their debt, certain improvements can be provided more efficiently by the District than by alternative entities. Furthermore, it is important to remember that such costs would be funded through special assessments paid by landowners within the District, and would not be a burden on the taxpayers outside the District.

3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the ordinance.

The individuals and entities likely to be required to comply with the ordinance or affected by the proposed action (i.e., adoption of the ordinance) can be categorized, as follows: 1) The State of Florida and its residents, 2) the City and its residents, 3) current property owners, and 4) future property owners.

a. The State of Florida

The State of Florida and its residents and general population will not incur any compliance costs related to the establishment and on-going administration of the District, and will only be affected to the extent that the State incurs those nominal administrative costs outlined herein. The cost of any additional administrative services provided by the State as a result of this project will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

b. The City of Fort Pierce

The City and its residents not residing within the boundaries of the District will not incur any compliance costs related to the establishment and on-going administration of the District other than any one-time administrative costs outlined herein, which will be offset by the filing fee submitted to the City. Once the District is established, these residents will not be affected by adoption of the ordinance. The cost of any additional administrative services provided by the City as a result of this development will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

c. Current Property Owners

The current property owners of the lands within the proposed District boundaries will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

d. Future Property Owners

The future property owners are those who will own property in the proposed District. These future property owners will be affected to the extent that the District allocates debt for the construction of

infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

The proposed District will serve land that comprises an approximately 200.23 +/- acre master planned residential development currently anticipated to contain a total of approximately 1,086 residential dwelling units and 326,150 square feet of retail space, although the development plan can change. Assuming an average density of 3.5 persons per residential dwelling unit, the estimated residential population of the proposed District at build out would be approximately 3,801 +/- and all of these residents as well as the landowners within the District will be affected by the ordinance. The City, the proposed District and certain state agencies will also be affected by or required to comply with the ordinance as more fully discussed hereafter.

4.0 A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state or local revenues.

The City is establishing the District by ordinance in accordance with the Act and, therefore, there is no anticipated effect on state or local revenues.

4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

Because the result of adopting the ordinance is the establishment of an independent local special purpose government, there will be no significant enforcing responsibilities of any other government entity, but there will be various implementing responsibilities which are identified with their costs herein.

State Governmental Entities

The cost to state entities to review or enforce the proposed ordinance will be very modest. The District comprises less than 2,500 acres and is located within the boundaries of the City. Therefore, the City (and not the Florida Land and Water Adjudicatory Commission) will review and act upon the Petition to establish the District, in accordance with Section 190.005(2), F.S. There are minimal additional ongoing costs to various state entities to implement and enforce the proposed ordinance. The costs to various state entities to implement and enforce the proposed ordinance relate strictly to the receipt and processing of various reports that the District is required to file with the State and its various entities. Appendix A lists the reporting requirements. The costs to those state agencies that will receive and process the District's reports are minimal because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to section 189.064, F.S., the District must pay an annual fee to the State of Florida Department of Economic Opportunity which offsets such costs.

The City of Fort Pierce, Florida

The proposed land for the District is located within the City of Fort Pierce, Florida and consists of less than 2,500 acres. The City and its staff may process, analyze, conduct a public hearing, and vote upon the petition to establish the District. These activities will absorb some resources; however, these costs incurred by the City will be modest for a number of reasons. First, review of the petition to establish the District does not include analysis of the project itself. Second, the petition itself provides

most, if not all, of the information needed for a staff review. Third, the City already possesses the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Fifth, the potential costs are offset by a filing fee included with the petition to offset any expenses the City may incur in the processing of this petition. Sixth, the City already processes similar petitions, though for entirely different subjects, for land uses and zoning changes that are far more complex than the petition to establish a community development district. Finally, the District would not be the first Community Development District located within the City.

The annual costs to the City, because of the establishment of the District, are also very small. The District is an independent unit of local government. The only annual costs the City faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the City, or any monitoring expenses the City may incur if it establishes a monitoring program for this District.

4.2 Impact on State and Local Revenues

Adoption of the proposed ordinance will have no negative impact on state or local revenues. The District is an independent unit of local government. It is designed to provide infrastructure facilities and services to serve the development project and it has its own sources of revenue. No state or local subsidies are required or expected.

Any non-ad valorem assessments levied by the District will not count against any millage caps imposed on other taxing authorities providing services to the lands within the District. It is also important to note that any debt obligations the District may incur are not debts of the State of Florida or any other unit of local government. By Florida law, debts of the District are strictly its own responsibility.

5.0 A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the ordinance.

Table 1 provides an outline of the various facilities and services the proposed District may provide. Financing for these facilities is projected to be provided by the District.

Table 2 illustrates the estimated costs of construction of the capital facilities, outlined in Table 1. Total costs of construction for those facilities that may be provided are estimated to be approximately $44,909,000. The District may levy non-ad valorem special assessments (by a variety of names) and may issue special assessment bonds to fund the costs of these facilities. These bonds would be repaid through non-ad valorem special assessments levied on all developable properties in the District that may benefit from the District's infrastructure program as outlined in Table 2.

Prospective future landowners in the proposed District may be required to pay non-ad valorem special assessments levied by the District to provide for facilities and secure any debt incurred through bond issuance. In addition to the levy of non-ad valorem special assessments which may be used for debt service, the District may also levy a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services. However, purchasing a property within the District or locating in the District by new residents is completely voluntary, so, ultimately, all landowners and residents of the affected property choose to accept the non-ad valorem assessments

as a tradeoff for the services and facilities that the District will provide. In addition, state law requires all assessments levied by the District to be disclosed by the initial seller to all prospective purchasers of property within the District.

Table 1

KOA BAY COMMUNITY DEVELOPMENT DISTRICT
Proposed Facilities and Services

FACILITY	FUNDED BY	OWNED BY	MAINTAINED BY
Stormwater Management System	CDD	CDD	CDD
Roadways	CDD	CDD	CDD
Water & Wastewater Systems	CDD	CDD	County
Undergrounding of Conduit	CDD	CDD	CDD
Hardscaping, Landscape, Irrigation	CDD	CDD	CDD
Offsite Improvements	CDD	County	County

Table 2

KOA BAY COMMUNITY DEVELOPMENT DISTRICT
Estimated Costs of Construction

CATEGORY	COST
Stormwater Management System	$8,444,250
Roadways	$16,210,000
Water & Wastewater Systems	$4,529,110
Undergrounding of Conduit	$1,500,000
Hardscaping, Landscape, Irrigation	$2,431,500
Offsite Improvements	$4,000,000
Professional Services	$3,711,490
10% Contingency	$4,082,600
Total	**$44,909,000**

A CDD provides the property owners with an alternative mechanism of providing public services; however, special assessments and other impositions levied by the District and collected by law represent the transactional costs incurred by landowners as a result of the establishment of the District. Such transactional costs should be considered in terms of costs likely to be incurred under alternative public and private mechanisms of service provision, such as other independent special districts, City or its dependent districts, or City management but financing with municipal service

benefit units and municipal service taxing units, or private entities, all of which can be grouped into three major categories: public district, public other, and private.

With regard to the public services delivery, dependent and other independent special districts can be used to manage the provision of infrastructure and services, however, they are limited in the types of services they can provide, and likely it would be necessary to employ more than one district to provide all services needed by the development.

Other public entities, such as cities, are also capable of providing services, however, their costs in connection with the new services and infrastructure required by the new development and, transaction costs, would be borne by all taxpayers, unduly burdening existing taxpayers. Additionally, other public entities providing services would also be inconsistent with the State's policy of "growth paying for growth".

Lastly, services and improvements could be provided by private entities. However, their interests are primarily to earn short-term profits and there is no public accountability. The marginal benefits of tax-exempt financing utilizing CDDs would cause the CDD to utilize its lower transactional costs to enhance the quality of infrastructure and services.

In considering transactional costs of CDDs, it shall be noted that occupants of the lands to be included within the District will receive three major classes of benefits.

First, those residents in the District will receive a higher level of public services which in most instances will be sustained over longer periods of time than would otherwise be the case.

Second, a CDD is a mechanism for assuring that the public services will be completed concurrently with development of lands within the development. This satisfies the revised growth management legislation, and it assures that growth pays for itself without undue burden on other consumers. Establishment of the District will ensure that these landowners pay for the provision of facilities, services and improvements to these lands.

Third, a CDD is the sole form of local governance which is specifically established to provide District landowners with planning, construction, implementation and short and long-term maintenance of public infrastructure at sustained levels of service.

The cost impact on the ultimate landowners in the development is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above, if applicable, what the landowners would have paid to install infrastructure via an alternative financing mechanism.

Consequently, a CDD provides property owners with the option of having higher levels of facilities and services financed through self-imposed revenue. The District is an alternative means to manage necessary development of infrastructure and services with related financing powers. District management is no more expensive, and often less expensive, than the alternatives of various public and private sources.

6.0 An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.

There will be little impact on small businesses because of the establishment of the District. If anything, the impact may be positive because the District must competitively bid all of its contracts and competitively negotiate all of its contracts with consultants over statutory thresholds. This affords small businesses the opportunity to bid on District work.

The City of Fort Pierce has a population of 47,297 according to the Census 2020 conducted by the United States Census Bureau and is therefore not defined as a "small" city according to Section 120.52, F.S. It can be reasonably expected that the establishment of a community development district for the Koa Bay development will not produce any marginal effects that would be different from those that would have occurred if the Koa Bay development was developed without a community development district established for it by the City.

7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the Petitioner's Engineer and other professionals associated with the Petitioner.

In relation to the question of whether the proposed Koa Bay Community Development District is the best possible alternative to provide public facilities and services to the project, there are several additional factors which bear importance. As an alternative to an independent district, the City could establish a dependent district for the area or establish an MSBU or MSTU. Either of these alternatives could finance the improvements contemplated in Tables 1 and 2 in a fashion similar to the proposed District.

There are a number of reasons why a dependent district is not the best alternative for providing public facilities and services to the Koa Bay development. First, unlike a CDD, this alternative would require the City to administer the project and its facilities and services. As a result, the costs for these services and facilities would not be directly and wholly attributed to the land directly benefiting from them, as the case would be with a CDD. Administering a project of the size and complexity of the development program anticipated for the Koa Bay development is a significant and expensive undertaking.

Second, a CDD is preferable from a government accountability perspective. With a CDD, residents and landowners in the District would have a focused unit of government ultimately under their direct control. The CDD can then be more responsive to resident needs without disrupting other City responsibilities. By contrast, if the City were to establish and administer a dependent Special District, then the residents and landowners of the Koa Bay development would take their grievances and desires to the City Commission meetings.

Third, any debt of an independent CDD is strictly that District's responsibility. While it may be technically true that the debt of a City-established, dependent Special District is not strictly the City's responsibility, any financial problems that a dependent Special District may have may reflect on the City. This will not be the case if a CDD is established.

Another alternative to a CDD would be for a Property Owners' Association (POA) to provide the infrastructure as well as operations and maintenance of public facilities and services. A CDD is superior to a POA for a variety of reasons. First, unlike a POA, a CDD can obtain low cost funds from the municipal capital market. Second, as a government entity a CDD can impose and collect its assessments along with other property taxes on the St. Lucie County's real estate tax bill. Therefore,

the District is far more assured of obtaining its needed funds than is a POA. Third, the proposed District is a unit of local government. This provides a higher level of transparency, oversight and accountability and the CDD has the ability to enter into interlocal agreements with other units of government.

8.0 A description of any regulatory alternatives submitted under section 120.541(1)(a), F.S., and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed ordinance.

No written proposal, statement adopting an alternative or statement of the reasons for rejecting an alternative have been submitted.

Based upon the information provided herein, this Statement of Estimated Regulatory Costs supports the petition to establish the Koa Bay Community DevelopmentDistrict.

APPENDIX A
LIST OF REPORTING REQUIREMENTS

REPORT	FL. STATUTE CITATION	DATE
Annual Financial Audit	190.008/218.39	9 months after end of Fiscal Year
Annual Financial Report	190.008/218.32	45 days after the completion of the Annual Financial Audit but no more than 9 months after end of Fiscal Year
TRIM Compliance Report	200.068	no later than 30 days following the adoption of the property tax levy ordinance/resolution (if levying property taxes)
Form 1 - Statement of Financial Interest	112.3145	within 30 days of accepting the appointment, then every year thereafter by 7/1 (by "local officers" appointed to special district's board); during the qualifying period, then every year thereafter by 7/1 (by "local officers" elected to special district's board)
Public Facilities Report	189.08	within one year of special district's creation; then annual notice of any changes; and updated report every 7 years, 12 months prior to submission of local government's evaluation and appraisal report
Public Meetings Schedule	189.015	quarterly, semiannually, or annually
Bond Report	218.38	when issued; within 120 days after delivery of bonds
Registered Agent	189.014	within 30 days after first meeting of governing board
Proposed Budget	190.008	annually by June 15
Adopted Budget	190.008	annually by October 1
Public Depositor Report	280.17	annually by November 30
Notice of Establishment	190.0485	within 30 days after the effective date of an ordinance establishing the District
Notice of Public Financing	190.009	file disclosure documents in the property records of the county after financing

EXHIBIT 8

AUTHORIZATION OF AGENT

This letter shall serve as a designation of Jonathan T. Johnson of Kutak Rock LLP, whose address is 107 West College Avenue, Tallahassee, Florida 32301, to act as agent for Koa Bay Development, LLC with regard to all matters regarding the petition to establish a community development district to Koa Bay, Fort Pierce, Florida, pursuant to Chapter 190, Florida Statutes. The petition is true and correct. This authorization shall remain in effect until revoked in writing.

WITNESSES:

Name: Gina DaSilva

Name: Stephen F. Boccarossa

Koa Bay Development, LLC
a Florida Limited Liability Company

Name: Chad P. LaBonte
Title: Manager

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 26 day of February, 2024, by Chad Labonte, as _____ of _____, who is ☐ personally known to me or ☑ produced Driver's License as identification.

(Official Notary Signature & Seal)

Print Name: Gina DaSilva
Notary Public, State of Connecticut

GINA DASILVA
Notary Public, State of Connecticut
My Commission Expires Feb 28, 2025

ST. LUCIE NEWS TRIBUNE

ATTN: DISPLAY ADVERTISING

RE: 24-034 Koa Bay CDD

Run Four Times: Friday, August 9, 2024
Friday, August 16, 2024
Friday, August 23, 2024
Friday, August 30, 2024

SEND PROOF OF PUBLICATION TO: LINDA W. COX, CITY CLERK

NO LESS THAN 2 COLUMNS WIDE BY 10 INCHES LONG. HEADLINE SHALL BE IN A TYPE NO SMALLER THAT 18 POINT. DO NOT PLACE IN THAT PORTION OF THE NEWSPAPER WHERE LEGAL NOTICES AND CLASSIFIED ADS APPEAR

NOTICE OF PUBLIC HEARING
FORT PIERCE CITY COMMISSION
ORDINANCE ESTABLISHING KOA BAY COMMUNITY DEVELOPMENT DISTRICT

The City Commission of the City of Fort Pierce will hold a public hearing on Monday, August 19, 2024 and an adoption public hearing on Tuesday, September 3, 2024 on the enactment of the proposed ordinance in the City Hall Commission Chambers, 100 North U.S. Hwy 1, Fort Pierce, Florida, at their meetings which begin at 5:05 p.m. to consider review and approval of the following:

ORDINANCE NO. 24-034 - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, ESTABLISHING THE KOA BAY COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR THE NAME, POWERS, AND DUTIES; PROVIDING FOR DESCRIPTION AND BOUNDARIES; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING NOTICE OF REQUIREMENTS; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

The ordinance will create the Koa Bay Community Development District (CDD). The proposed CDD is generally located north of W. Midway Road, south of Okeechobee Road, and west of Interstate 95, and contains approximately 200.23+/- acres, as shown on the map below.

The proposed CDD is designed to provide a financing mechanism, as well as a long-term operation and maintenance entity, for community infrastructure and services, including but not limited to, the funding and construction of parks and facilities for indoor and outdoor recreational, cultural and educational uses, and security for the site, including but not limited to guardhouses, fences, gates, etc. as authorized and described by Section 190.012(2), Florida Statutes.

Display Map of Subject Property
****Insert Map Here ****

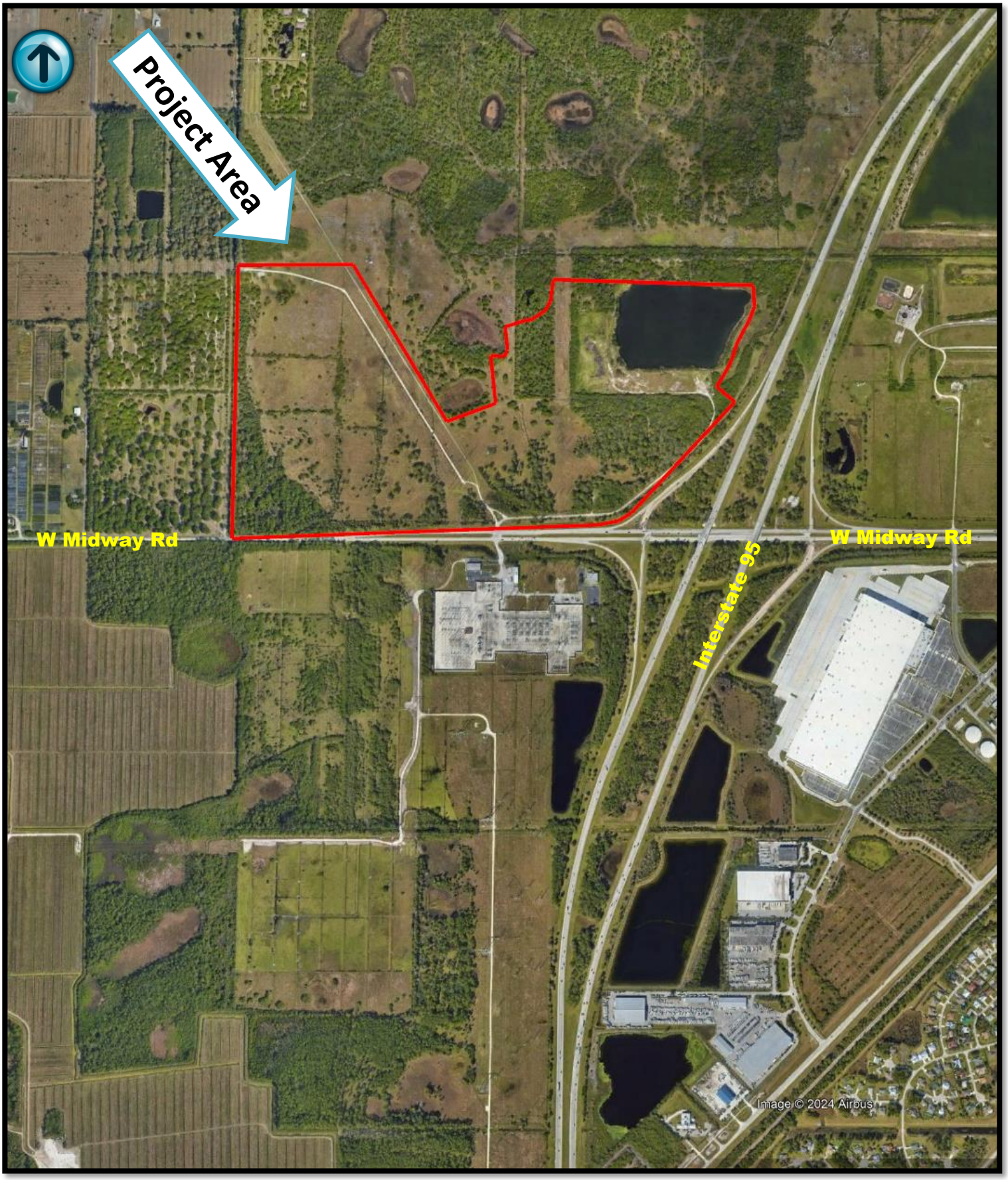
All interested parties may appear at the meetings and be heard with respect to the ordinance. All interested parties may provide written comments to be considered at the meetings with respect to

the ordinance to the City Clerk at lcox@cityoffortpiere.com. Said ordinance will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. Hwy 1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk’s Office at (772) 467-3065 at least 48 hours prior to the meeting.

/s/ Linda W. Cox, City Clerk
Publish: 08.09, 08.16, 08.23, 08.30.2024



CAPTEC Engineering, Inc.
Civil Engineering Professionals

EXHIBIT 2 – LOCATION MAP
KOA BAY COMMUNITY DEVELOPMENT DISTRICT

THE SUNRISE CITY
FORT PIERCE
Florida
CITY ATTORNEY'S OFFICE

TO: LINDA COX, CITY CLERK

FROM: SARA HEDGES, CITY ATTORNEY SH

RE: PETITION TO ESTABLISH KOA BAY CDD

CAO RLS FILE: RLS 24-278

DATE: JULY 16, 2024

I have reviewed the above Request for Legal Services (RLS) related to the KOA Bay CDD. I have made suggested changes to the Ordinance. I have uploaded the Ordinance in a Track Changes and Clean Copy format.

For the Advertisement, please change "insure" in the second to last paragraph to "ensure".

The dates in both the Ordinance and Advertisement will need to be changed in accordance with the corrected dates.

With the above changes, the Ordinance and Advertisement are approved as to form and correctness.

If you have any questions, please do not hesitate to contact this Office via phone or e-mail.

Thank you.
SH/mm

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Linda W. Cox, City Clerk

CC: Sara Hedges, City Attorney
Nick Mimms, City Manager

FROM: Kev Freeman, Planning Director.

SUBJECT: **Koa Bay Community Development District**
Midway Road and I-95

DATE: July 29th, 2024

Thank you for your memo dated July 2, 2024, in respect of the above-mentioned Petition to establish the Koa Bay CDD in accordance with Florida Statutes 190.005(2).

I confirm, from examination of the submittal and approved site development plan, that that the creation of the CDD is not inconsistent with any applicable element or portion of the State comprehensive plan or Comprehensive Plan of the City.

City Commission Regular Meeting - 5:05 pm **13. 0.**

Meeting Date: 08/19/2024

Re: Acting Status

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Resolution 24-R47 Designating an Acting City Manager and Acting City Clerk

SUMMARY:

At a special meeting on August 15, 2024, the City Commission provided several directives during the discussion regarding the employment status of the City Manager. The attached resolution formalizes those actions taken at the special meeting and further names an Acting City Clerk.

RECOMMENDATION:

Adopt the resolution.

ALTERNATIVES:

Modify the resolution.

RESPONSIBLE STAFF:

City Clerk

COORDINATED WITH:

City Attorney

Fiscal Impact

OTHER INFORMATION:

underdetermined at this time.

Attachments

24-R47

Form Review

Form Started By: Linda Cox Started On: 08/16/2024 05:28 PM

Final Approval Date: 08/16/2024

DRAFT

RESOLUTION NO. 24-R47

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, PLACING NICHOLAS MIMMS ON ADMINISTRATIVE LEAVE WITH PAY; DESIGNATING AN **ACTING CITY MANAGER;** AND DESIGNATING AN **ACTING CITY CLERK;** DIRECTING STAFF TO PROVIDE FOR AN INVESTIGATION; DIRECTING REVIEW OF ACTIONS HEREIN; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Nicholas Mimms, City Manager for the City of Fort Pierce, was arrested on criminal charges on August 14, 2024; and

WHEREAS, the City Commission addressed the arrest at a Special Meeting on August 15, 2024.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA:

SECTION 1. Nicholas Mimms is placed on administrative leave with pay effective August 15, 2024.

SECTION 2. The City Commission hereby designates Linda Cox to serve as Acting City Manager and perform all duties and responsibilities of the City Manager pursuant to the City of Fort Pierce Charter, Code of Ordinances, Policies, and Rules. Ms. Cox shall be compensated at 10% over and above her salary for the duration of the acting appointment. This appointment may be terminated at any time with or without cause.

SECTION 3. The City Commission hereby designates Tina Rel to serve as Acting City Clerk and perform all duties and responsibilities of the City Clerk pursuant to the City of Fort Pierce Charter, Code of Ordinances, Policies, and Rules. Ms. Rel shall be compensated at 10% over and above her current salary for the duration of the acting appointment. This appointment may be terminated at any time with or without cause.

SECTION 4. The City Attorney is directed to procure the services of an outside entity with no prior history with the City of Fort Pierce or any of its elected officials to conduct an independent investigate into the alleged actions of Mr. Mimms and report to their findings and recommends to the City Commission. The investigation shall evaluate whether Mr. Mimms in any way violated the City's Personnel Rules and Regulations or his employment contract.

SECTION 5. The actions taken herein shall be reevaluated by the City Commission at its meeting on September 16, 2024.

DRAFT

SECTION 6. This resolution shall become effective August 19, 2024.

IN WITNESS WHEREOF, this Resolution has been duly adopted on this 19th day of August, 2024.

_____
LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

_____
CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:

_____
SARA K. HEDGES
CITY ATTORNEY

City Commission Regular Meeting - 5:05 pm **13. a.**

Meeting Date: 08/19/2024

Re: Planning Board

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Resolution 24-R45 appointing a member to the Planning Board.

SUMMARY:

The term of Anton Kreisl, at-large member, expires on 8/16/2024. He is currently serving as the Board Chair and is seeking reappointment. Additional applications have been received and are attached for consideration.

RECOMMENDATION:

Select an at-large member.

ALTERNATIVES:

Continue to seek applications.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

Communications

Attachments

24-R45
Brown, Andrew
Davis, KeAndrea
Hewitt, David
Kreisl, Anton Updated
Munne, David
Racine, Miki
Ramiagan, Akash
Sands, Wesley
Tomes, Benjamin
Veillard-Byrd, Edlyn

Form Review

Form Started By: Linda Cox Started On: 07/03/2024 12:09 PM

Final Approval Date: 08/12/2024

RESOLUTION NO. 24-R45

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **CERTIFYING THE APPOINTMENT OF A MEMBER TO THE CITY PLANNING BOARD**; PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED that _____ be and is hereby appointed and/or reappointed by the City Commission to serve as an at-large member of the City Planning Board; said term to expire on August 16, 2026, or when a successor has been duly appointed.

BE IT FURTHER RESOLVED that this Resolution shall become effective August 19, 2024.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 19th day of August, 2024.

_____
LINDA HUDSON
MAYOR COMMISSIONER

ATTEST:

_____
LINDA W. COX
CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:

_____
SARA K. HEDGES
CITY ATTORNEY

Print

Application For Appointment/Reappointment - Submission #22601

Date Submitted: 7/29/2024

Name of Board or Boards for which you are applying:*

City Planning Board

Name:*

Andrew Brown

Home Address:*

721 Quincy Ave

City:* **State:*** **Zip:***

fort pierce | FL | 34950

How long at this address?* **Telephone Number***

10 | 77240873497

If less than two years, provide prior address:

Are you a citizen of the United States? *

- [x] Yes
- [ ] No

Occupation: *

Pastor

Employer:*

N/A

Do you own a business that operates within the City of Fort Pierce?*

- [ ] Yes
- [x] No

If yes, list the address and nature of said business:

Do you now or in the future plan to do business with the City of Fort Pierce or the Fort Pierce Utilities Authority(FPUA)?*

- [ ] Yes
- [x] No

If yes, in which organization and in what capacity?

Are you employed by a business that is located within the City of Fort Pierce?*

- [ ] Yes
- [x] No

If yes, state the business and location:

Do you have special training or knowledge in the area of:

Engineering:*

- [ ] Yes
- [x] No

Architecture:*

- [ ] Yes
- [x] No

Real Estate Brokering:*

- [ ] Yes
- [x] No

Finanace/Accounting:

- [ ] Yes
- [x] No

Contracting:*

- [ ] Yes
- [x] No

Land Development:*

- [x] Yes
- [ ] No

Utilities:

- [ ] Yes
- [x] No

Management:*

- [x] Yes
- [ ] No

Describe your professional background and what expertise you will bring to this Board. (Attach your resume or other applicable information below if desired) *

As a pastor, within my community, I have a great relationship with citizens of our community from the elderly to youth and well-known by many.

Are you currently a member of a Commission-appointed board/committee?*

- [ ] Yes
- [x] No

If yes, please specify:

Have you ever been convicted of a felony?*

- [ ] Yes
- [x] No

If yes, what was the nature of the crime(s) you were convicted of:

NOT TO MY KNOWLEDGE

If appointed, are you willing to attend a training session which could last several hours?*

- [x] Yes
- [ ] No

Referred by:*

Ella Hodge-Wimes

Applicant Email Address:*

n/a

Date:*

7/29/2024

Applicant's Signature:*

ANDREW BROWN

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.

For additional information, please contact the City Clerk's Office at 772.467.3065 or email lcox@cityoffortpierce.com.

Upload Resume (Optional)

Choose File No file chosen

Print

Application For Appointment/Reappointment - Submission #22574

Date Submitted: 7/11/2024

Name of Board or Boards for which you are applying:*

Planning Board

Name:*

KeAndrea Davis

Home Address:*

2514 Mohawk Ave

City:* **State:*** **Zip:***

Fort Pierce | FL | 34946

How long at this address?* **Telephone Number***

27 | 7727086128

If less than two years, provide prior address:

Are you a citizen of the United States? *

- [x] Yes
- [ ] No

Occupation: *

Assistant City Attorney

Employer:*

City of Riviera Beach

Do you own a business that operates within the City of Fort Pierce?*

- [ ] Yes
- [x] No

If yes, list the address and nature of said business:

Do you now or in the future plan to do business with the City of Fort Pierce or the Fort Pierce Utilities Authority(FPUA)?*

- [ ] Yes
- [x] No

If yes, in which organization and in what capacity?

Are you employed by a business that is located within the City of Fort Pierce?*

- [ ] Yes
- [x] No

If yes, state the business and location:

Do you have special training or knowledge in the area of:

Engineering:*

- [ ] Yes
- [x] No

Architecture:*

- [ ] Yes
- [x] No

Real Estate Brokering:*

- [ ] Yes
- [x] No

Finanace/Accounting:

- [ ] Yes
- [x] No

Contracting:*

- [x] Yes
- [ ] No

Land Development:*

- [x] Yes
- [ ] No

Utilities:

- [ ] Yes
- [x] No

Management:*

- [x] Yes
- [ ] No

Describe your professional background and what expertise you will bring to this Board. (Attach your resume or other applicable information below if desired) *

Florida licensed, local government attorney with experience in contracting, procurement, development services, and city governance. I research land use and other development issues regularly and work closely with the planning department. I am also a licensed Florida Real Estate Sales Associate. Very knowledgeable of the City of Fort Pierce as a lifetime resident.

Are you currently a member of a Commission-appointed board/committee?*

- [x] Yes
- [ ] No

If yes, please specify:

Historic Preservation Board, Board of Adjustment, AHAC

Have you ever been convicted of a felony?*

- [ ] Yes
- [x] No

If yes, what was the nature of the crime(s) you were convicted of:

If appointed, are you willing to attend a training session which could last several hours?*

- [x] Yes
- [ ] No

Referred by:*

City staff and via city email communications

Applicant Email Address:*

davisk711@gmail.com

Date:*

7/11/2024

Applicant's Signature:*

KeAndrea Davis

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.

For additional information, please contact the City Clerk's Office at 772.467.3065 or email lcox@cityoffortpierce.com.

Upload Resume (Optional)

Choose File No file chosen

Print

Application For Appointment/Reappointment - Submission #22578

Date Submitted: 7/14/2024

Name of Board or Boards for which you are applying:*

Planning Board

Name:*

David Hewitt

Home Address:*

5109 Joyous Pl

City:*

Fort Pierce

State:*

FL

Zip:*

34947

How long at this address?*

7 months

Telephone Number*

772-268-7100

If less than two years, provide prior address:

2050 Oleander Blvd 7-306, Fort Pierce, FL, 34950

Are you a citizen of the United States? *

- [x] Yes
- [ ] No

Occupation: *

Principal Chemist and Head of operations

Employer:*

Brewer International

Do you own a business that operates within the City of Fort Pierce?*

- [ ] Yes
- [x] No

If yes, list the address and nature of said business:

Do you now or in the future plan to do business with the City of Fort Pierce or the Fort Pierce Utilities Authority(FPUA)?*

- [ ] Yes
- [x] No

If yes, in which organization and in what capacity?

Are you employed by a business that is located within the City of Fort Pierce?*

- [ ] Yes
- [x] No

If yes, state the business and location:

Do you have special training or knowledge in the area of:

Engineering:*

- [ ] Yes
- [x] No

Architecture:*

- [ ] Yes
- [x] No

Real Estate Brokering:*

- [ ] Yes
- [x] No

Finanace/Accounting:

- [x] Yes
- [ ] No

Contracting:*

- [x] Yes
- [ ] No

Land Development:*

- [ ] Yes
- [x] No

Utilities:

- [ ] Yes
- [x] No

Management:*

- [x] Yes
- [ ] No

Describe your professional background and what expertise you will bring to this Board. (Attach your resume or other applicable information below if desired) *

I'm in upper management at Brewer International as a Principal Chemist and head of operations with exposure to all aspects of the business. Also, I have been an educator for over 14 years, teaching Chemistry at high school, and collegiate levels, most recently at IRSC.

Are you currently a member of a Commission-appointed board/committee?*

- [ ] Yes
- [x] No

If yes, please specify:

Have you ever been convicted of a felony?*

- [ ] Yes
- [x] No

If yes, what was the nature of the crime(s) you were convicted of:

If appointed, are you willing to attend a training session which could last several hours?*

- [x] Yes
- [ ] No

Referred by:*

Sister-in-law

Applicant Email Address:*

droh2012@proton.me

Date:*

07/12/2024

Applicant's Signature:*

David Hewitt

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.

For additional information, please contact the City Clerk's Office at 772.467.3065 or email lcox@cityoffortpierce.com.

Upload Resume (Optional)

David Hewitt Resume 2024.pdf

David Hewitt

Fort Pierce, FL, 34950
droh2012@gmail.com · (772) 259-6720
https://linkedin.com/in/david-hewitt2012

Proven track record in strategic planning, operational leadership, and advising on sales and marketing strategies. Highly motivated chemist with extensive experience in organic and polymer synthesis, research, and upper management. Expertise in polymer design, characterization, and formulation for specific applications. Skilled in advanced analytical techniques and laboratory instrument maintenance. Certified in the fundamentals of the Bioscience Industry commercialization process.

Education

Doctor of Philosophy Candidate in Chemistry, 2019 – Stony Brook University, Stony Brook, NY

Master of Science in Chemistry, 2012 – CUNY, City College, New York, NY

Bachelor of Science in Chemistry, 2007 – University of Guyana, Georgetown, Guyana

Professional Experience

Brewer International
Principal Chemist, Head of Operation, and Advisor in Sales and Marketing Strategies
Oct 2022 – Present

- Lead the development and implementation of new chemical processes and products.
- Oversee day-to-day operations, ensuring compliance with safety and quality standards.
- Advise upper management on strategic initiatives, research directions, and sales and marketing strategies.
- Manage cross-functional teams to achieve operational excellence and drive innovation.

Indian River State College
Master Instructor of Chemistry
Aug 2020 – July 2022

- Delivered high-quality instruction in chemistry, fostering a supportive learning environment.
    - Lecture courses: Introduction to General Chemistry, General Chemistry I and II, and Organic Chemistry I and II
    - Lab courses: General Chemistry I and II labs, and Organic Chemistry I and II labs
- Developed curriculum and assessment materials aligned with academic standards.
- Mentored students in their academic and professional development.

Rasmussen College
Adjunct General Chemistry Instructor
Jan 2020 – June 2020

Continued...

- Taught general chemistry courses to undergraduate students via technology connecting residential classrooms at various campuses through virtual telepresence system.
- Developed and graded assignments, exams, and lab exercises.

Stony Brook University
Graduate Teaching Assistant
Aug 2013 – May 2019

- Managed undergraduate organic chemistry lab section while supporting group discussions.
- Assisted in teaching undergraduate chemistry courses and labs.
- Provided tutoring and support to students to enhance their understanding of course material.

CUNY – City College
Adjunct Chemistry Professor
Aug 2011 – May 2013

- Taught undergraduate chemistry courses.
- Developed and delivered lectures, labs, and assessments.

Vector Marketing Corporation
Sales Rep Assistant and District Manager
Feb 2009 – Aug 2010

- Managed sales operations and trained new sales representatives.
- Developed and implemented sales strategies to achieve targets.
- Obtained multiple sales promotion and recruiting awards

Stewartville Secondary School
High School Science Teacher
Sept 2006 – Aug 2007

- Taught science subjects to high school students in Guyana.
- Developed lesson plans and conducted experiments to enhance learning.

Publications

1. **Hewitt, D. R. O**. and Grubbs, R. B. "Amine-Catalyzed Chain Polymerization of Ethyl Glyoxylate from Alcohol and Thiol Initiators." ACS Macro Letters 2021, 10, 370-374.https://doi.org/10.1021/acsmacrolett.0c00865)
2. Yin, X., **Hewitt, D. R. O.**, Zheng, B., Yu, X., Carr, A. J., Grubbs. R. B., Bhatia. S. R. (2022). Aqueous Assembly and Hydrogel Rheology of Sustainable Glyoxylate-Based Copolymers. ACS Appl. Polym. Mater. https://pubs.acs.org/doi/10.1021/acsapm.2c00542.
3. Yin, X., **Hewitt, D. R. O.**, Zheng, B., Heroux, L. A., Quah, S. P., Stanley, C. B., Grubbs, R. B., Bhatia, S. R. (2021). Effect of stereochemistry on nanoscale assembly of ABA triblock copolymers with crystalline blocks. Polymer, 223, ISSN 0032-3861. https://doi.org/10.1016/j.polymer.2021.123683

4. Yin, X., **Hewitt, D. R. O.**, Preston, A. N., Heroux, L. A., Agamalian, M. M., Quah, S. P., Khalifah, P. G., Grubbs, R. B., Bhatia, S. R. (2019). Hierarchical assembly in PLA-PEO-PLA hydrogels with crystalline domains and effect of block stereochemistry. Colloids and Surfaces B: Biointerfaces, 180, 102–109. https://doi.org/10.1016/j.colsurfb.2019.04.031
5. Yin, X., **Hewitt, D. R. O.**, Quah, S. P., Zheng, B., Mattei, G. S., Khalifah, P. G., Bhatia, S. R. (2018). Impact of stereochemistry on rheology and nanostructure of PLA-PEO-PLA triblocks: Stiff gels at intermediate l/d-lactide ratios. Soft Matter, 14(35), 7255–7263. https://doi.org/10.1039/c8sm01559g

Community Service

- Financial Peace University Coordinator, Fort Pierce, FL
- Community Student Mentors (CSM) Mentor, Stony Brook University
- Lab Safety Officer, Grubbs Research Group, Stony Brook, NY
- Research Experience for Undergraduates (REU) Mentor, Stony Brook University
- Volunteer Math and Science Teacher/Tutor, Brooklyn Community Services (AEEP), Brooklyn, NY
- Volunteer Science Teacher, Stewartville Secondary School, W.C.D, Guyana

Print

Application For Appointment/Reappointment - Submission #22575

Date Submitted: 7/11/2024

Name of Board or Boards for which you are applying:*

Planning Board

Name:*

Anton Kreisl

Home Address:*

3004 Fairway Dr

City:*

Fort Pierce

State:*

Florida

Zip:*

34982

How long at this address?*

2 Years

Telephone Number*

760-616-1299

If less than two years, provide prior address:

Are you a citizen of the United States? *

- [x] Yes
- [ ] No

Occupation: *

Electrical Engineer

Employer:*

OCI Associates

Do you own a business that operates within the City of Fort Pierce?*

- [ ] Yes
- [x] No

If yes, list the address and nature of said business:

Do you now or in the future plan to do business with the City of Fort Pierce or the Fort Pierce Utilities Authority(FPUA)?*

- [ ] Yes
- [x] No

If yes, in which organization and in what capacity?

Are you employed by a business that is located within the City of Fort Pierce?*

- [x] Yes
- [ ] No

If yes, state the business and location:

OCI Associates - 181 Melody Lane

Do you have special training or knowledge in the area of:

Engineering:*

- [x] Yes
- [ ] No

Architecture:*

- [x] Yes
- [ ] No

Real Estate Brokering:*

- [ ] Yes
- [x] No

Finanace/Accounting:

- [ ] Yes
- [x] No

Contracting:*

- [x] Yes
- [ ] No

Land Development:*

- [ ] Yes
- [x] No

Utilities:

- [x] Yes
- [ ] No

Management:*

- [x] Yes
- [ ] No

Describe your professional background and what expertise you will bring to this Board. (Attach your resume or other applicable information below if desired) *

9 Years experience in Electrical Engineering/MEP Consulting and Project Management 4 Years Experience Electrical Contracting 2Years served on City of Fort Pierce Parking Committee

Are you currently a member of a Commission-appointed board/committee?*

- [x] Yes
- [ ] No

If yes, please specify:

Current Planning Board Chairman

Have you ever been convicted of a felony?*

- [ ] Yes
- [x] No

If yes, what was the nature of the crime(s) you were convicted of:

If appointed, are you willing to attend a training session which could last several hours?*

- [x] Yes
- [ ] No

Referred by:*

Self

Applicant Email Address:*

akreisl@gmail.com

Date:*

7/11/2024

Applicant's Signature:*

Anton Kreisl

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.

For additional information, please contact the City Clerk's Office at 772.467.3065 or email lcox@cityoffortpierce.com.

Upload Resume (Optional)

Choose File No file chosen

Print

Application For Appointment/Reappointment - Submission #22573

Date Submitted: 7/10/2024

Name of Board or Boards for which you are applying:*

Planning board

Name:*

David munne

Home Address:*

1510 Faber court

City:*

Fort Pierce

State:*

FL

Zip:*

34949

How long at this address?*

15 years

Telephone Number*

7729710602

If less than two years, provide prior address:

Are you a citizen of the United States? *

- [x] Yes
- [ ] No

Occupation: *

Service technician

Employer:*

Tri-sea stabilizers

Do you own a business that operates within the City of Fort Pierce?*

- [ ] Yes
- [x] No

If yes, list the address and nature of said business:

Do you now or in the future plan to do business with the City of Fort Pierce or the Fort Pierce Utilities Authority(FPUA)?*

- [ ] Yes
- [x] No

If yes, in which organization and in what capacity?

Are you employed by a business that is located within the City of Fort Pierce?*

- [ ] Yes
- [x] No

If yes, state the business and location:

Do you have special training or knowledge in the area of:

Engineering:*

- [x] Yes
- [ ] No

Architecture:*

- [ ] Yes
- [x] No

Real Estate Brokering:*

- [ ] Yes
- [x] No

Finanace/Accounting:

- [ ] Yes
- [ ] No

Contracting:*

- [ ] Yes
- [x] No

Land Development:*

- [ ] Yes
- [x] No

Utilities:

- [ ] Yes
- [ ] No

Management:*

- [x] Yes
- [ ] No

Describe your professional background and what expertise you will bring to this Board. (Attach your resume or other applicable information below if desired) *

Retired 22 years coast guard chief electrician. Have been stationed all around Florida and have a vast knowledge of the state.

Are you currently a member of a Commission-appointed board/committee?*

- [ ] Yes
- [x] No

If yes, please specify:

Have you ever been convicted of a felony?*

- [ ] Yes
- [x] No

If yes, what was the nature of the crime(s) you were convicted of:

If appointed, are you willing to attend a training session which could last several hours?*

- [x] Yes
- [ ] No

Referred by:*

Facebook post

Applicant Email Address:*

Dmunne4045@hotmail.com

Date:*

7/10/24

Applicant's Signature:*

David munne

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.

For additional information, please contact the City Clerk's Office at 772.467.3065 or email lcox@cityoffortpierce.com.

Upload Resume (Optional)

Choose File No file chosen

Print

Application For Appointment/Reappointment - Submission #22577

Date Submitted: 7/14/2024

Name of Board or Boards for which you are applying:*

Planning Board & FUPA

Name:*

Miki Racine

Home Address:*

5420 Amusement Avenue

City:*

Fort Pierce

State:*

FL

Zip:*

34947

How long at this address?*

2 years

Telephone Number*

954-478-4066

If less than two years, provide prior address:

Are you a citizen of the United States? *

- [x] Yes
- [ ] No

Occupation: *

Licensed Public Adjuster

Employer:*

Progressive Insurance

Do you own a business that operates within the City of Fort Pierce?*

- [x] Yes
- [ ] No

If yes, list the address and nature of said business:

Media Company, specializing in digital media & photography

Do you now or in the future plan to do business with the City of Fort Pierce or the Fort Pierce Utilities Authority(FPUA)?*

- [ ] Yes
- [x] No

If yes, in which organization and in what capacity?

Are you employed by a business that is located within the City of Fort Pierce?*

- [ ] Yes
- [x] No

If yes, state the business and location:

Do you have special training or knowledge in the area of:

Engineering:*

- [ ] Yes
- [x] No

Architecture:*

- [ ] Yes
- [x] No

Real Estate Brokering:*

- [ ] Yes
- [x] No

Finanace/Accounting:

- [x] Yes
- [ ] No

Contracting:*

- [ ] Yes
- [x] No

Land Development:*

- [ ] Yes
- [x] No

Utilities:

- [ ] Yes
- [x] No

Management:*

- [x] Yes
- [ ] No

Describe your professional background and what expertise you will bring to this Board. (Attach your resume or other applicable information below if desired) *

I am currently a licensed Florida Public Adjuster. I know and understand how to assess and mitigate risk for an organization. I currently hold a Bachelor's Degree in Management and have been gainfully employed in Restaurant Management for over 10 years & Property Casualty Insurance Industry for over 5 years. I know how to work collaboratively with others to support organizational goals.

Are you currently a member of a Commission-appointed board/committee?*

- [ ] Yes
- [x] No

If yes, please specify:

Have you ever been convicted of a felony?*

- [ ] Yes
- [x] No

If yes, what was the nature of the crime(s) you were convicted of:

If appointed, are you willing to attend a training session which could last several hours?*

- [x] Yes
- [ ] No

Referred by:*

Facebook post

Applicant Email Address:*

Miki.Racine@Yahoo.com

Date:*

7/14/24

Applicant's Signature:*

Miki Racine

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.

For additional information, please contact the City Clerk's Office at 772.467.3065 or email lcox@cityoffortpierce.com.

Upload Resume (Optional)

MRacine Main Resume .docx

Miki Racine **(954)-478-4066**

EDUCATION:

Broward College, Fort Lauderdale, FL

Bachelors of Applied Science: Supervision & Management

PROFESSIONAL EXPERIENCE:

Progressive Insurance Company **June 2019-Present**

Claims Supervisor:

Responsible for continuous onboarding and training of new hires. Provide oversight for a team of claims representatives including but not limited to the planning of staff work schedules, evaluation of their performance and the results they achieve. Acts as a coach and technical resource for the team. Accountable for day-to-day management processes such as, performance management, coaching and development, and training of claims representatives. Worked alongside Management to review existing business processes and results- to identify trends, create action plans to address problem areas and boost team efficiency.

Jamba Juice **October 2010–March 2019**

District Manager:

Led all aspects of operations of the Jamba Juice brand for 7 stores throughout an assigned territory. Responsibilities included being an ambassador of Jamba's vision & mission statement, Local Store Marketing, Strategic Planning, Business Analysis, Revenue Management, Purchasing, Project Management, Coaching, Training and Development

LEADERSHIP:

2021 Accelerated Development Program- Graduate **March 2021**

- Selected for this highly competitive program to improve leadership skills, accelerate development and learn about various aspects of Progressive business.

Progressive Insurance: East Zone General Manager Award **November 2020**

Was one of only 138 recipients of this prestigious honor among over 5,800 employees. Recognized by Senior Leaders of the claims organization for achieving outstanding results, leadership and having a positive impact on the work environment.

SKILLS & ADDITIONAL INFORMATION:

Languages Spoken: English, Haitian Creole

Print

Application For Appointment/Reappointment - Submission #22583

Date Submitted: 7/17/2024

Name of Board or Boards for which you are applying:*

The City Planning Board

Name:*

Akash Ramlagan

Home Address:*

5116 Watersong Way

City:*

Fort Pierce

State:*

FL

Zip:*

34949

How long at this address?*

2 years

Telephone Number*

3472392790

If less than two years, provide prior address:

2301 Okeechobee rd

Are you a citizen of the United States? *

- [x] Yes
- [ ] No

Occupation: *

Business Owner

Employer:*

Jackson Drugs

Do you own a business that operates within the City of Fort Pierce?*

- [x] Yes
- [ ] No

If yes, list the address and nature of said business:

2301 Okeechobee Rd Fort Pierce FL 34950

Do you now or in the future plan to do business with the City of Fort Pierce or the Fort Pierce Utilities Authority(FPUA)?*

- [ ] Yes
- [x] No

If yes, in which organization and in what capacity?

fort pierce

Are you employed by a business that is located within the City of Fort Pierce?*

- [x] Yes
- [ ] No

If yes, state the business and location:

Jackson Drugs 2301 Okeechobee Rd Fort Pierce FL 34950

Do you have special training or knowledge in the area of:

Engineering:*

- [ ] Yes
- [x] No

Architecture:*

- [ ] Yes
- [x] No

Real Estate Brokering:*

- [ ] Yes
- [x] No

Finanace/Accounting:

- [x] Yes
- [ ] No

Contracting:*

- [x] Yes
- [ ] No

Land Development:*

- [ ] Yes
- [x] No

Utilities:

- [ ] Yes
- [x] No

Management:*

- [x] Yes
- [ ] No

Describe your professional background and what expertise you will bring to this Board. (Attach your resume or other applicable information below if desired) *

I will bring my 24 years of experience in Management, and retail setting

Are you currently a member of a Commission-appointed board/committee?*

- [ ] Yes
- [x] No

If yes, please specify:

Have you ever been convicted of a felony?*

- [ ] Yes
- [x] No

If yes, what was the nature of the crime(s) you were convicted of:

If appointed, are you willing to attend a training session which could last several hours?*

- [ ] Yes
- [x] No

Referred by:*

Natasha Ramlagan

Applicant Email Address:*

natasha@jacksonrx.com

Date:*

07/17/2024

Applicant's Signature:*

Akash Ramlagan

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.

For additional information, please contact the City Clerk's Office at 772.467.3065 or email lcox@cityoffortpierce.com.

Upload Resume (Optional)

Choose File No file chosen

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: BEAUTIFICATION PLANNING BOARD

Name: WESLEY A. SANDS JR.	Phone: 310-210-8313
Home Address: City/Zip Code: 309 SOUTH 23RD ST. FT. PIERCE, FL 34950	How long at this address? 3.5 YRS
Are you a citizen of the United States? ☑ Yes ☐ No	
Occupation: RETIRED ARMY (2020)	

Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☒ No
If yes, list the address and nature of said business:

Do you now or in the future plan to do business with the City of Fort Pierce? ☒ Yes ☐ No
If yes, in what capacity?
SECURITY, PLANNING & LOGISTICS

Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☒ No
If yes, state the business and location:

Do you have special training or knowledge in the area of:
Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No
Contracting: ☒ Yes ☐ No Land Development: ☐ Yes ☐ No Other:
Describe your education, background, training and knowledge – (feel free to attach a resume):
FAMU - CRIMINAL JUSTICE / POLITICAL SCIENCE - FMU - MASTERS BUSINESS ADMIN
MILITARY POLICE OFFICER (MAJOR) PLANNED TRAINING FOR 17 AFRICAN COUNTRIES
GREEN BELT - LEAN SIX SIGMA

Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☒ No
If yes, please specify:

Have you ever been convicted of a felony? ☐ Yes ☒ No
If yes, what was the nature of the crime(s) you were convicted of:

Referred by: ARNOLD GAINES	Applicant Email Address: WESSANDS@GMAIL.COM
Date: 7 FEB 2024	Applicant's Signature [signature]

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@city-ftpierce.com

Print

Application For Appointment/Reappointment - Submission #22588

Date Submitted: 7/22/2024

Name of Board or Boards for which you are applying:*

Arts and Culture Advisory Board, Historic Preservation Board, Planning Board, Sunrise Theatre Advisory Board

Name:*

Benjamin Tomes

Home Address:*

713 S 10th St

City:*

FORT PIERCE

State:*

FL

Zip:*

34950

How long at this address?*

6 years

Telephone Number*

2623917617

If less than two years, provide prior address:

Are you a citizen of the United States? *

- [x] Yes
- [ ] No

Occupation: *

Broker

Employer:*

Cannabis10x

Do you own a business that operates within the City of Fort Pierce?*

- [x] Yes
- [ ] No

If yes, list the address and nature of said business:

WEED Inc, Medicinal Cannabis Education 501c3 Nonprofit

Do you now or in the future plan to do business with the City of Fort Pierce or the Fort Pierce Utilities Authority(FPUA)?*

- [ ] Yes
- [x] No

If yes, in which organization and in what capacity?

Are you employed by a business that is located within the City of Fort Pierce?*

- [ ] Yes
- [x] No

If yes, state the business and location:

Do you have special training or knowledge in the area of:

Engineering:*

- [ ] Yes
- [x] No

Architecture:*

- [x] Yes
- [ ] No

Real Estate Brokering:*

- [ ] Yes
- [x] No

Finanace/Accounting:

- [ ] Yes
- [x] No

Contracting:*

- [x] Yes
- [ ] No

Land Development:*

- [x] Yes
- [ ] No

Utilities:

- [ ] Yes
- [x] No

Management:*

- [x] Yes
- [ ] No

Describe your professional background and what expertise you will bring to this Board. (Attach your resume or other applicable information below if desired) *

I was a High School Teacher for 24 years between two states, and had a prolific coaching career in High School and Professional Sports, having cornered 7 fights in the UFC, and made the 2nd oldest debut in MMA History just two years ago. I am a trained educator and Historian, and have published three books and have a newly copyrighted script up for bids in Hollywood. I have done extensive research on local history, and have worked extensively in urban environments and challenging situations. I'm also a talented graphic artist bring with me an intrinsic drive and pattern of working tirelessly to meet goals.

Are you currently a member of a Commission-appointed board/committee?*

- [ ] Yes
- [x] No

If yes, please specify:

Have you ever been convicted of a felony?*

- [ ] Yes
- [x] No

If yes, what was the nature of the crime(s) you were convicted of:

If appointed, are you willing to attend a training session which could last several hours?*

- [x] Yes
- [ ] No

Referred by:*

Marty Sanders

Applicant Email Address:*

coachtomes@hotmail.com

Date:*

07/22/2024

Applicant's Signature:*

Benjamin Michael Tomes

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.

For additional information, please contact the City Clerk's Office at 772.467.3065 or email lcox@cityoffortpierce.com.

Upload Resume (Optional)

Ben Tomes 2023 Resume.pdf

BENJAMIN TOMES

KNOWLEDGE TRANSFER SPECIALIST
DIRECTOR OF APPLIED SPORT VIOLENCE
MISCELLANEOUS MEDIA WARLOCK
STRUGGLING STUDENT WHISPERER

PROFILE

I am an experienced urban educator and digital content creator that takes pride in finding resourceful ways to blend education with technology and entertainment. I am many things. Among them; a talented author, a creative designer of engaging class materials, an inspiring public speaker, a high-profile coach, beloved teacher, social and culturally responsive person, dedicated parent, and above all else, a genuine and unique personality.

EDUCATION

CESA 7 Teacher Prep Program
Carroll University, BA in History/Education
UW-Whitewater, License for Special Ed.
JST Coaching, Certification: ADHD Life Coach

AWARDS

2002 National Coach of the Year (WUSA)
2005 Coach of Influence (Sports Illustrated)
2003 Feature, PBS Documentary, City Kids

CONTACT INFO

Mobile (262) 391-7617
Email coachtomes@hotmail.com
Address 713 S 10th St,
Fort Pierce, FL, 34950
Website www.coachtomes.com

Full work history available on LinkedIn. Click LinkedIn logo to view.

WHAT I DO BEST

- Teaching
- Writing
- Coaching/Peer Mentoring
- Creative Problem Solving
- Utilize Educational Technology
- Learning New Platforms and Programs
- On Air Communication and Teaching
- Historical/Online Research and Development
- Work With Different Cultures and Unique Populations
- Content Creation and Curriculum Design

WORK EXPERIENCE

2015-Present TRAINER/COACH TOTL Package LLC

- Responsible for training professional fighters, including 4 currently on the UFC Roster, at several locations.
- Frequently appear on world-wide broadcasts, including PPV, FOX, ESPN, AXS, UFC Fight Pass, and SpikeTV.
- Drafting full-curriculum for distribution to other gyms, with video database and remote training for coaches.
- Create promotional materials in-house for fighters and different gyms I service with the LLC.
- Spent much of 2023 preparing business plan to open my own facility.
- Publisher of three books, with one more ready for release.
- Distribute original historical recreations and cannabis-based artwork to various stores, such as the Hemp Collective of Fort Pierce.

2020-2022 VIRTUAL TEACHER EDMENTUM

- Successfully serving as teacher of record for 196 students in virtual setting..
- Executed lively live lessons with high engagement for students in 8 different Social Studies courses.
- Developed unique tech-based assignments for range of ages from 6th-12th grade.
- Utilized a high-quality weekly newsletter to communicate with schools, parents and students.
- Served as resource for students looking to learn about African American history.
- Maintained weekly help desk hours and home office hours.

2017-2020 TEACHER/HEAD COACH CARMEN NORTHWEST HS

- Created an engaging, tech-based, paperless, culturally relevant US History curriculum from scratch.
- Stellar classroom manager in challenging environment with zero class removals in 3 full school years.
- Led wrestling team to 1st Conference Title in 28 years in 2nd season .
- Twice-voted Most Admired Teacher by the student body.

2015-2017 TEACHER/DEAN OF STUDENTS WOODLANDS ELEMENTARY

- Led Special Education Department as lone full-time teacher and manager of 4 aides.
- Overhauled department, streamlining IEP dates and improving facilities and services.
- Served as Disciplinary Dean, successfully handling over 1,000 incidents.

2011-2015 INSTRUCTOR/DIGITAL MARKETER BRENSTEN EDUCATION

- Created online courses for the college video database, as well as instructing courses in-person to adults in the General Education and Digital Marketing programs.
- Taught adults at three satellite campuses through online class broadcasting technology.
- Designed a large number of courses from scratch, creating materials, curriculum and assessments.
- Led project management of several small business projects, creating websites, coordinating social media, and content creation.

CURRENT TRADE TOOLS

Canva
Illustrator
Premier
Photoshop
Wix
Podcasting

Print

Application For Appointment/Reappointment - Submission #22593

Date Submitted: 7/25/2024

Name of Board or Boards for which you are applying:*

1-Planning Board, 2-Civil Services Appeal Board, 3- Parks Advisory Committe 4-Community Redevelopment Agency

Name:*

Edlyn Veillard-Byrd

Home Address:*

1211 North 24th Street

City:*

Fort Pierce

State:*

FL

Zip:*

34950

How long at this address?*

North 24th st

Telephone Number*

7722674691

If less than two years, provide prior address:

Are you a citizen of the United States? *

- [x] Yes
- [ ] No

Occupation: *

Teacher

Employer:*

St Lucie County School System

Do you own a business that operates within the City of Fort Pierce?*

- [ ] Yes
- [x] No

If yes, list the address and nature of said business:

Do you now or in the future plan to do business with the City of Fort Pierce or the Fort Pierce Utilities Authority(FPUA)?*

- [ ] Yes
- [x] No

If yes, in which organization and in what capacity?

Are you employed by a business that is located within the City of Fort Pierce?*

- [ ] Yes
- [x] No

If yes, state the business and location:

Do you have special training or knowledge in the area of:

Engineering:*

- [ ] Yes
- [x] No

Architecture:*

- [ ] Yes
- [x] No

Real Estate Brokering:*

- [ ] Yes
- [x] No

Finanace/Accounting:

- [x] Yes
- [ ] No

Contracting:*

- [ ] Yes
- [x] No

Land Development:*

- [ ] Yes
- [x] No

Utilities:

- [ ] Yes
- [x] No

Management:*

- [x] Yes
- [ ] No

Describe your professional background and what expertise you will bring to this Board. (Attach your resume or other applicable information below if desired) *

I have been an educator for over 10 years in St Lucie County and a volunteer working alone with various organizations within our community.

Are you currently a member of a Commission-appointed board/committee?*

- [ ] Yes
- [x] No

If yes, please specify:

Have you ever been convicted of a felony?*

- [ ] Yes
- [x] No

If yes, what was the nature of the crime(s) you were convicted of:

If appointed, are you willing to attend a training session which could last several hours?*

- [x] Yes
- [ ] No

Referred by:*

POSTING ON WEBSITE

Applicant Email Address:*

edlyneveillard@aol.com

Date:*

07/25/2024

Applicant's Signature:*

Edlyn Byrd

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.

For additional information, please contact the City Clerk's Office at 772.467.3065 or email lcox@cityoffortpierce.com.

Upload Resume (Optional)

Choose File No file chosen

City Commission Regular Meeting - 5:05 pm **13. b.**

Meeting Date: 08/19/2024

Re: Resolution Recognizing the portion of North 14th Street lying between Avenue Q and Orange Avenue as "Lillian P. Owens Street (North 14th Street)".

Submitted For: John Andrews, Deputy City Manager - City Engineer, Engineering

---

SUBJECT:

Resolution 24-R46 Recognizing the portion of North 14th Street lying between Avenue Q and Orange Avenue as "Lillian P. Owens Street (North 14th Street)".

SUMMARY:

The City initiated a call for nominations to rename North 14th Street on October 31, 2023. Lenard Owens, a Fort Pierce resident, submitted a nomination form proposing to rename North 14th Street in honor of his mother, Lillian P. Owens. Due to the nomination form being incomplete, the applicant resubmitted his nomination. His nomination highlights that Ms. Owens, a long-time resident who passed away at 100 years old earlier this year, made significant contributions to the Fort Pierce and Lincoln Park community economically, socially and historically. Following a review by the Parks Advisory Committee on June 20, 2024, a recommendation was made to rename North 14th Street to recognize Lillian P. Owens. On July 15, 2024, the City Commission approved the dual-street designation, renaming the section of North 14th Street from Avenue Q to Orange Avenue as "Lillian P. Owens Street (North 14th Street)".

RECOMMENDATION:

Staff recommends approval of the resolution.

ALTERNATIVES:

Staff will proceed as directed by the City Commission.

RESPONSIBLE STAFF:

Marsha Commond, Special Projects Coordinator

COORDINATED WITH:

Parks Advisory Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Resolution

Lenard Owens Nomination Form

RLS Memo

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	08/13/2024 12:01 PM

Form Started By: Marsha Commond
Started On: 08/07/2024 09:10 AM
Final Approval Date: 08/13/2024

RESOLUTION NO. 24-R___

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; RECOGNIZING THE PORTION OF NORTH 14TH **STREET LYING BETWEEN AVENUE Q AND ORANGE AVENUE AS "LILLIAN P. OWENS STREET (NORTH 14TH STREET)";** PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE**.**

WHEREAS, the Guidelines for the Naming of Public Facilities were adopted by the City of Fort Pierce to establish a systematic and consistent approach for the official naming of public facilities in the City, including parks, facilities, recreational areas, streets, municipal buildings, and specialized areas; and

WHEREAS, on October 31, 2023, the City released an open call for submissions of nominations to rename North 14th Street; and

WHEREAS, the City received a Nomination Form from Lenard Owens to rename North 14th Street in recognition of Lillian P. Owens; and

WHEREAS, on June 20, 2024, the Parks Advisory Committee reviewed the nomination(s) received and recommended by a vote of 4 to 0 to rename North 14th Street in recognition of Lillian P. Owens; and

WHEREAS, on July 15, 2024, the City Commission approved renaming a segment of North 14th Street in recognition of Lillian P. Owens; and

WHEREAS, the City Commission desires to honor Lillian P. Owens by commemorating a dual-street designation in her recognition for the segment of North 14th Street extending from Avenue Q to Orange Avenue, as shown on Exhibit "A", attached.

NOW THEREFORE, BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. The portion of North 14th Street lying between Avenue Q and Orange Avenue is hereby dually designated as "**Lillian P. Owens Street (North 14th Street)**".

SECTION 2. The provisions of this Resolution are declared to be severable and if any section, sentence, clause, or phrase of this Resolution shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Resolution, which shall remain in effect, it being the intent that this Resolution shall stand notwithstanding the invalidity of any part.

SECTION 3. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed.

SECTION 4. This Resolution shall take effect immediately upon adoption by the City Commission.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, on this __ day of ____ 2024.

_____
Linda Hudson, Mayor

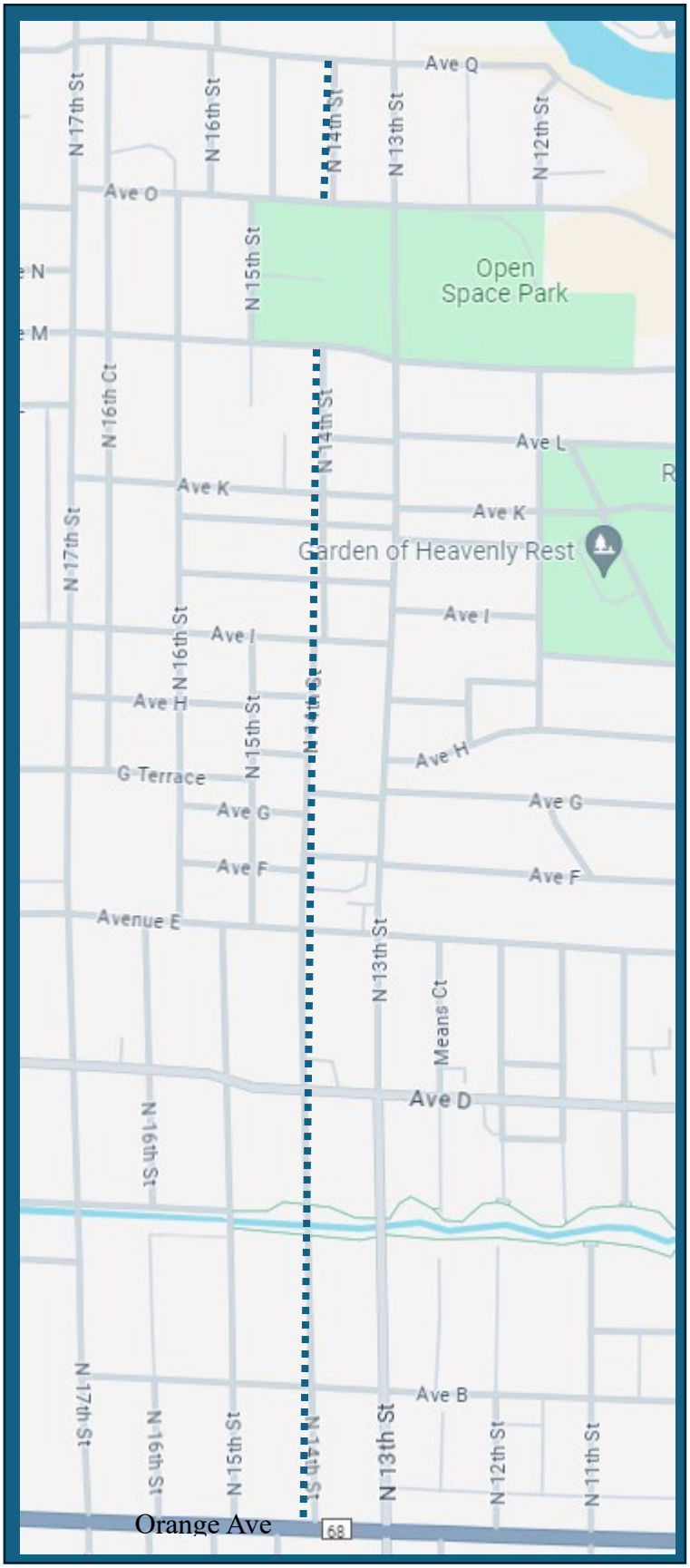
ATTEST:

_____
Linda W. Cox, City Clerk

Approved as to Form
And Correctness:

_____
Sara Hedges, City Attorney

Exhibit A


Ave Q
N 17th St
N 16th St
N 14th St
N 13th St
N 12th St
Ave O
N 15th St
Open
Space Park
N 16th Ct
N 14th St
Ave L
Ave K
Ave K
N 17th St
Garden of Heavenly Rest
Ave I
N 16th St
Ave I
Ave H
N 15th St
N 14th Ct
Ave H
G Terrace
Ave G
Ave G
Ave F
Ave F
Avenue E
N 13th St
Means Ct
Ave D
N 16th St
N 17th St
N 15th St
N 14th St
N 13th St
Ave B
N 12th St
N 11th St
Orange Ave
68

City of Fort Pierce Naming of Public Facilities Nomination Form

This Nomination Form is to establish a systematic and consistent approach for the official naming of public facilities in the City of Fort Pierce including parks, facilities, recreational areas, streets, municipal buildings, and specialized areas. The criteria for nomination are explained in the document "Guidelines for the Naming of Public Facilities".

Nominator

Name Lenard Owens

Address, City, State, Zip 1608 N. 14th Street, Fort Pierce, FL, 34950

Phone 772-475-7878 Email leonardowens@gmail.com

Nomination

Facility to be named/renamed N.14th Street

Address of facility to be named/renamed N. 14th Street

The nominator must answer the following questions and submit this form to the City Clerk

Name being nominated Lillian P. Owens

If a person:

A. Address, City, State, Zip (or former if deceased) 1608 N. 14th Street, Fort Pierce, FL, 34950

B. Date of Death (if deceased) 03/11/2024

C. List specific years of involvement (Example - 01/10-12/17) 1953 - 2003

D. Identify the general area of contribution made by the nominee.
   a. (Example - Health, Education, Business, Environment, Civic, Other)
      Civic, Business and Health

E. Summarize the type of contribution (accomplishments and community involvement) that the nominee made. (more detail in #1 and #2) Neighborhood and community impact
   a. (Examples – Neighborhood or geographic; Natural or geological features; National, State, and local leaders; Historical figure, place, or event; Individuals who have made significant monetary contributions or have contributed outstanding service to the community).

If other than a person:

A. Summarize the reason for this nomination (more detail in #3)
   The purpose of this nomination is to honor Lillian P. Owens for her impact to the community.

1. Identify in detail the area of contribution made by the nominee and be specific – name either facilities or specialized areas. (Example - Health, Education, Business, Environment, Civic, Other).

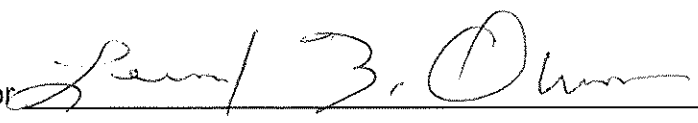
Lillian P. Owens, born on September 15, 1923, relocated to Fort Pierce, FL in 1942. Sadly, Ms. Owens passed away at the age of 100. She dedicated approximately five decades of service to her community as an African American, navigating a time of racial discrimination and challenges. Her bravery and strong work ethic led her to become the first homeowner on N. 14th Street in 1953. Despite being a single mother to six children, she worked tirelessly to provide for their needs. From Monday to Friday, she served as a domestic worker, managing household chores and caring for her employer's children. In the evenings, she cooked at a migrant camp, and on weekends, she worked at Baker's Bar and Grill. Eventually, she opened her own restaurant, "The Cozy Corner", located at the corner of 13th and Avenue D. Many teachers from Lincoln Park frequented her restaurant for meals.

2. Describe the type of contribution (accomplishments and community involvement) that the nominee made. (Examples – Neighborhood or geographic; Natural or geological features; National, State, and local leaders; Historical figure, place, or event; Individuals who have made significant monetary contributions or have contributed outstanding service to the community).

Being the first resident on N. 14th Street, Ms. Owens set the stage for African Americans and minorities to follow suit. Her choice to live on that street inadvertently became a beacon of hope for many others. Additionally, as an entrepreneur, her restaurant provided a gathering place for African Americans to enjoy meals in a comfortable setting during a time of racial tension. Recognizing and honoring trailblazers like Lillian P. Owens is crucial, as they exemplify hard work and determination, paving the way for future generations to thrive in the legacy of their sacrifices.In addition, she later became a nurse and served as a caregiver to many elders in need, some of which has passed away. Her selflessness and sacrifice demonstrate not only her hard work but compassion for others.

3. Describe in detail why the name being nominated is related to this facility, including any background, details, or other relevant information.

The nomination of Ms. Owens aims to honor her lasting influence and contributions to the Fort Pierce community. Many individuals may not be aware of the significant history associated with N. 14th Street, the Lincoln Park neighborhood, and Fort Pierce as a whole. This nomination serves as a meaningful way to remind our community of the impactful individuals who paved the way. Ms. Owens played a vital role in the community and made history as the first resident on N. 14th Street, which was once surrounded by only bushes and trees. Today, the area is thriving with residences and developments, symbolizing the progress since her arrival in Fort Pierce. A WPBF 25 News Report on Ms. Lillian Owens can be found at https://www.wpbf.com/article/florida-fort-pierce-lillian-owens-city-commision-north-14th-street/45712894

Signature of Nominator  5/21/24

Return the completed forms by email or mail to:

Email: lcox@cityoffortpierce.com

Mail: Linda Cox, City Clerk, City of Fort Pierce, 100 N US Highway 1, Fort Pierce, FL 34950

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

TO:	MARSHA COMMOND, SPECIAL PROJECTS COORDINATOR, PUBLIC WORKS
FROM:	ANDREA H. DUENAS, ASSISTANT CITY ATTORNEY
THROUGH:	SARA HEDGES, CITY ATTORNEY
RE:	RESOLUTION DUALLY NAMING N. 14TH STREET-LILLIAN P. OWENS
CAO RLS FILE:	24-291
DATE:	JULY 31, 2024

This Request for Legal Services seeks review of a Resolution renaming a segment of North 14th Street in honor of Lillian P. Owens.

This City's procedure for naming public facilities is set forth in its Guidelines for the Naming of Public Facilities (attached). The procedure requires an open call for submissions; a completed Nomination Form; vetting of submissions by the Parks Committee; presentation of vetted submissions to the Commissioners with notes from research; discussion during Conference Agenda; and selection of the name by the Commissioners at a Commission meeting.

While I was able to review the public records and determine that it appears the procedures were followed, this Office was not provided with any documents supporting the renaming. As such, this Office is relying on the Department's representation that the Guidelines for the Naming of Public Facilities were followed, the Parks Advisory Committee vetted the submission(s), and the Parks Advisory Committee's notes and research were properly submitted to the City Commission for consideration. If the Guidelines were not followed in all respects, you are required to do so prior to this Resolution being placed before the City Commission.

I have reviewed the City Commission meeting held July 15, 2024, where the City Commission requested:

> (1) that the renamed street be named in the same manner as the street named in honor of Fannie Lewis-Darden; and
>
> (2) that the length of the renamed street be the same as Lewis-Darden Street.

I have located Resolution 20-262, which renamed a portion of North 29th Street lying between Avenue Q and Orange Avenue as "Fannie Lewis-Darden Street (North 29th Street)." Accordingly:

- Addressing the name issue, the renamed stretch of road should be "**Lillian P. Owens Street (North 14th Street)**", to comply with the directive given to you by the City Commission.
- Addressing the length issue, like Lewis-Darden Street, the street named for Lillian P. Owens will run from Avenue Q to Orange Avenue (see attached map highlighting renamed stretch of 14th Street and Ms. Owens's home at 1608 North 14th Street). You must have an official map of the street segment to be renamed created and attached to the Resolution as Exhibit "A". Please see Resolution No. 20-R62 for an example (attached).

Language has been added to the Resolution and revisions have been made to track the procedural history of this renaming. Blanks have been left where you must fill in information that this Office was not able to easily find in the public records. I uploaded a redline version so you can see the changes, and for your convenience, I also uploaded a "changes accepted" version.

With these changes, the blanks filled in by you, and the map for Exhibit "A" created and attached, the Resolution is approved as to form and correctness.

If you have any questions about how to proceed, please do not hesitate to contact this office.

/ahd

GUIDELINES FOR THE NAMING OF PUBLIC FACILITIES

City of Fort Pierce, Florida

Purpose

The purpose of these guidelines is to establish a systematic and consistent approach for the official naming of public facilities in the City of Fort Pierce, including parks, facilities, recreational areas, streets, municipal buildings, and specialized areas.

Objectives

- Ensure that parks, facilities, recreational areas, streets, municipal buildings, and specialized areas are easily identified and located.
- Ensure that given names to parks, facilities, recreational areas, streets, municipal buildings, and specialized areas are consistent with the values and character of the area or neighborhood served.
- Encourage public participation in the naming, renaming, and dedication of parks, facilities, recreational areas, streets, municipal buildings, and specialized areas.
- Encourage the dedication of lands, facilities, or donations by individuals and/or groups.
- Advance the reputation of the City as well as increase the understanding and public support for its programs.

Criteria

The practice of the City of Fort Pierce is to name parks, recreation areas, facilities, streets, municipal buildings, and specialized areas through an adopted process utilizing the above objectives, emphasizing community values and character, local and national history, geography, the environment, civics, and service to the City of Fort Pierce. Therefore, the following criteria shall be used in determining the appropriateness of the naming designation:

- Neighborhood, geographic, or common usage identification;
- A historical figure, place, event, or other instance of historical or cultural significance;
- National, state, and local leaders or heroes, both past and present;
- Natural or geographical features, such as plant materials, streams, rivers, lakes, and creeks;
- An individual, living or deceased [a] who has made a significant land and/or monetary contribution to the park, recreation area, facility, or municipal building, or [b] who has had the contribution made "In Memoriam" and when the name has been stipulated as a condition of the donation;
- An individual, living or deceased, who has contributed outstanding civic service to the City;

Facilities, specialized areas, or amenities may have a name different from that of the larger park, recreation area, facility, or municipal building.

When feasible, the process to name parks, recreation areas, facilities, streets, municipal buildings, and specialized areas should begin within twelve (12) months after the City has acquired title to the land and/or formally accepted the dedication.

Names that are similar to existing parks, recreation areas, facilities, streets, municipal buildings, and specialized areas should not be considered in order to minimize confusion.

Renaming

The City reserves the right to change the name of a park, recreation area, facility, street, municipal building, or specialized area to maintain consistency with these guidelines. However, renaming carries with it a much greater burden of process compared to initial naming. Tradition and continuity of name and community identification are important community values. Each request to rename must meet the criteria of this policy, but meeting all criteria does not ensure renaming.

Procedures

The steps to name a public facility include but are not limited to:

1. An open call for submissions by the City of Fort Pierce including a deadline for submission;

2. A completed "City of Fort Pierce Nomination Form" submitted to the City Clerk for each nomination by any citizen, group, or organization;

3. Submissions vetted by the Parks Committee, including all facts and backgrounds listed on the nomination form plus any other research deemed appropriate;

4. All vetted submissions presented to the Commissioners for review with notes from the research;

5. Commissioners discuss these submissions during a Conference Agenda meeting. The Commission may accept or reject the Committee submissions. In the latter event, the Commission shall refer the call for submissions back to the Committee.

6. Commissioners select the name by vote at a Commission Meeting.

City of Fort Pierce Naming of Public Facilities Nomination Form

This Nomination Form is to establish a systematic and consistent approach for the official naming of public facilities in the City of Fort Pierce including parks, facilities, recreational areas, streets, municipal buildings, and specialized areas. The criteria for nomination are explained in the document "Guidelines for the Naming of Public Facilities".

Nominator

Name _____

Address, City, State, Zip _____

Phone _____ Email _____

Nomination

The nominator must answer the following questions and submit this form to the City Clerk by _____

Name being nominated _____

If a person:

A. Address, City, State, Zip (or former if deceased) _____

B. Date of Death (if deceased) _____

C. List specific years of involvement (Example - 01/10-12/17) _____

D. Identify the general area of contribution made by the nominee.
   a. (Example - Health, Education, Business, Environment, Civic, Other) _____

   _____

E. Summarize the type of contribution (accomplishments and community involvement) that the nominee made. (more detail in #1 and #2) _____
   a. (Examples – Neighborhood or geographic; Natural or geological features; National, State, and local leaders; Historical figure, place, or event; Individuals who have made significant monetary contributions or have contributed outstanding service to the community).

If other than a person:

A. Summarize the reason for this nomination (more detail in #3)_____

_____

1. Identify in detail the area of contribution made by the nominee and be specific – name either facilities or specialized areas. (Example - Health, Education, Business, Environment, Civic, Other).

2. Describe the type of contribution (accomplishments and community involvement) that the nominee made. (Examples – Neighborhood or geographic; Natural or geological features; National, State, and local leaders; Historical figure, place, or event; Individuals who have made significant monetary contributions or have contributed outstanding service to the community).

3. Describe in detail why the name being nominated is related to this facility, including any background, details, or other relevant information.

Signature of Nominator _____

Return the completed forms by email or mail to:

Email: lcox@cityoffortpierce.com

Mail: Linda Cox, City Clerk, City of Fort Pierce, 100 N US Highway 1, Fort Pierce, FL 34950

RESOLUTION NO. 20-RXX

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, RECOGNIZING THE **PORTION OF NORTH 29TH STREET LYING BETWEEN ORANGE AVENUE AND AVENUE Q AS "FANNIE LEWIS-DARDEN STREET";** PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on November 16th, 2020, the City Commission of the City of Fort Pierce approved renaming a segment of North 29th Street in recognition of local resident, Fannie Lewis-Darden; and

WHEREAS, Fannie Lewis-Darden achieved prominence in her significant, positive contribution to the local community, and to the City of Fort Pierce for over fifty years; and

WHEREAS, the City Commission is pleased to honor Fannie Lewis-Darden by commemorating a dual-street designation in her recognition for the segment of North 29th Street extending from Orange Avenue to Avenue Q as shown on Exhibit A (attached); and

NOW, THEREFORE BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida, that the portion of North 29th Street lying between Orange Avenue and Avenue Q be dually designated as **"Fannie Lewis-Darden Street (North 29th Street)."**

This Resolution shall take effect immediately upon adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted on this 21st day of December 2020.

_____
Linda Hudson, Mayor

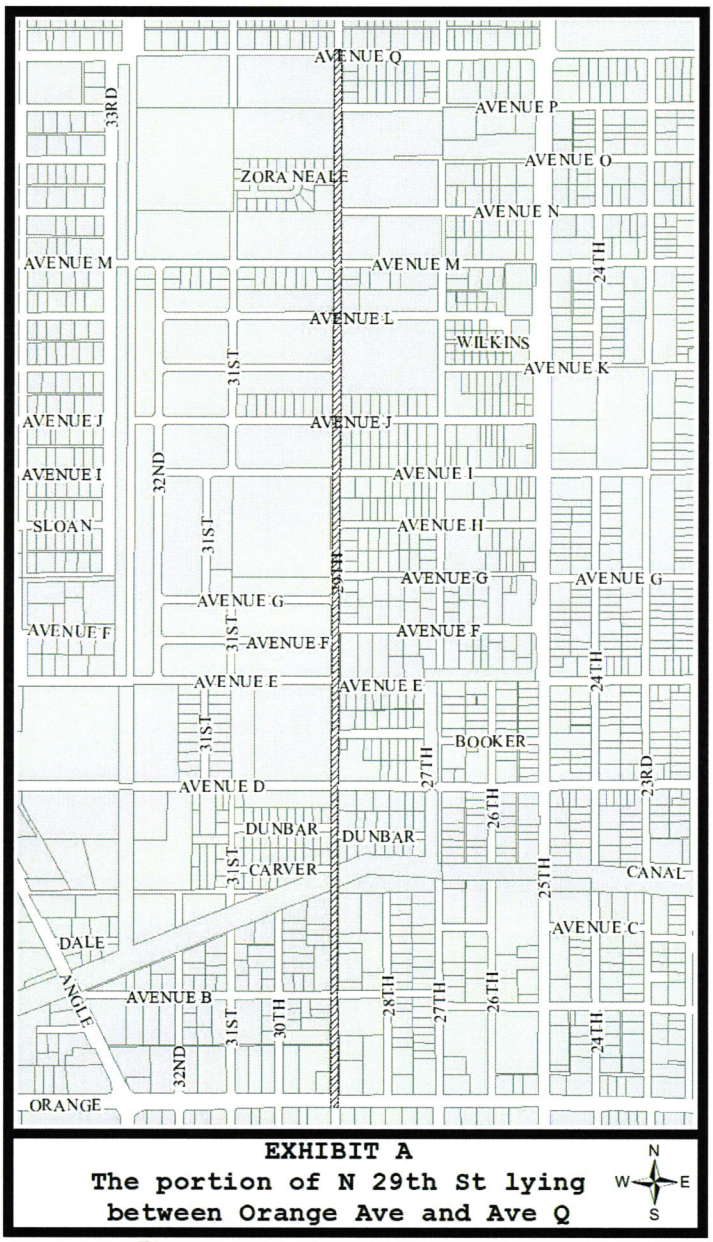
ATTEST:

_____
Linda Cox, City Clerk

Approved as to Form
And Correctness:

_____
Peter Sweeney, Esq.
City Attorney

Exhibit A



The portion of North 29th Street lying between Orange Avenue and Avenue Q be dually designated recognized as **"Fannie Lewis Darden Street (N. 29th Street)."**